

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 Property

**DRAFT**

Historic name: St. Francis Wood Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

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

## 2. Location

Street & number: Bounded by Junipero Serra Boulevard, Portola Drive, San Pablo Avenue, Santa Paula Avenue, San Jacinto Way, San Andreas Way, and Monterey Boulevard

City or town: San Francisco State: California County: San Francisco

Not For Publication:  Vicinity: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

## 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

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**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

**Number of Resources within Property**

(Do not include previously listed resources in the count)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| <u>501</u>   | <u>60</u>       | buildings  |
| <u>24</u>    | <u>2</u>        | sites      |
| <u>4</u>     | <u>0</u>        | structures |
| <u>0</u>     | <u>0</u>        | objects    |
| <u>529</u>   | <u>62</u>       | Total      |

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Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

COMMERCE/TRADE: business

LANDSCAPE: park

LANDSCAPE: plaza

LANDSCAPE: street furniture/object

RECREATION AND CULTURE: sports facility

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

COMMERCE/TRADE: business

LANDSCAPE: park

LANDSCAPE: plaza

LANDSCAPE: street furniture/object

RECREATION AND CULTURE: sports facility

\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

#### LATE 19TH AND 20TH CENTURY REVIVALS

Mission/Spanish Colonial Revival: Spanish Revival; Mediterranean Revival

Tudor Revival

Classical Revival

Italian Renaissance

#### MODERN MOVEMENT

Ranch; Wrightian

Split Level

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Wood frame, masonry, stucco

### 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.)

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### Summary Paragraph

St. Francis Wood is a residence park on the western face of Mount Davidson in San Francisco, on land that gradually slopes down from east to west. Landscape architects, the Olmsted Brothers, created a plan that responds to this topography. The arrangement of the streets and blocks transitions from a grid in the more gently sloped western portion of the development to a curvilinear arrangement in response to hilly terrain and steeper slopes in the northeastern portion. Starting at the intersection of Junipero Serra and Monterey Boulevards, progressing clockwise, St. Francis Wood is bounded by Junipero Serra Boulevard, Portola Drive, San Pablo Avenue, Yerba Buena Avenue, Santa Paula Avenue, San Jacinto Way, San Andreas Way, and Monterey Boulevard. The main entrance to the residential tract, along St. Francis Boulevard, at the intersection of Sloat Boulevard, Junipero Serra Boulevard, and Portola Drive, begins and rises gently for several blocks; then the grade increases steeply moving eastward. Contributing resources include five hundred one buildings, twenty-four sites, and four structures. Sixty-two noncontributing resources—sixty buildings and two sites—date from outside the period of significance, do not add to the historic associations for which this the property is significant, or have lost integrity. The district retains all aspects of integrity.

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## Narrative Description

### **Setting and Landscape**

The arrangement of the street and block plan, the pedestrian circulation system, and the public greenspace—the planting strips along the streets, called parkways in St. Francis Wood, parks, and planted medians—were all designed by the Olmsted Brothers firm of Brookline, Massachusetts. The street and block plan which transitions from a grid in the west to a curvilinear arrangement in the east in response to the development's topography is a key landscape characteristic. Residential lots within St. Francis Wood tend to be twice the width of the standard 25-foot San Francisco residential lot, and all houses are detached with a uniform setback along each street. The arrangement of the street and block plan and the uniform setback of the houses establishes the spatial organization along each street. Additionally, each street has continuous planting strips—along the street-side of the public sidewalks—with a coordinated planting scheme of trees, shrubs, and groundcovers that extend the landscape from the front yards out to the street and help to buffer the houses and their front yards from traffic.

The uniform setback of the houses, the front yards, the distinctive public sidewalk design, and the coordinated planting scheme for the planting strips create the streetscape vista along each street. The main street—St. Francis Boulevard—provides an east-to-west aligned axis that connects a series of landscape structures that contribute to a carefully designed entrance experience. The progression of landscape structures begins with the elaborate North and South Entrance Portals, continues to a fountain and traffic circle at the intersection with Santa Ana Avenue, and culminates with St. Francis Plaza and the multi-level Terminal fountain at the east end of the street. Other key components of the landscape include the uniformly designed entrance pillars that frame each side of the streets leading into St. Francis Wood, a series of small parks and landscaped street medians that extend the public greenspace throughout the development, and underground utilities, which eliminate the visual clutter that would conflict with St. Francis Wood's park-like setting. All these landscape features are situated on parcels owned by the St. Francis Homes Association (SFHA).

### **Street System and Topography**

St. Francis Wood lies on the western face of Mount Davidson on land that gradually slopes down from east to west, and the street plan responds to this topography. The core of the plan is laid out in relationship to St. Francis Boulevard, which creates an east-to-west aligned axis. In the development's comparatively flat terrain, the streets are aligned north-to-south to create a system of parallel roads perpendicular to this axis. The axis is purposely not set perpendicular to the streets that lead into St. Francis Wood, thereby creating a sense of place and enclosure within the district, a mere 100 feet into the neighborhood. In the hillier terrain east of San Anselmo Avenue, the streets are laid out with gentle curves that provide comfortable street grades. To reinforce the hierarchy of the circulation system, the main streets—St. Francis Boulevard, Santa Clara Avenue, and Yerba Buena Avenue—are wider than other streets and lead directly into and out of St. Francis Wood.

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Due to the topography, the blocks created by the street system form a series of terraces that gradually decrease in elevation from east to west. This terracing is most visible on the streets that are oriented north-to-south. Here the houses fronting onto the east side of the street are at a higher elevation—and above the grade of the street and the public sidewalk—than those fronting onto the west side the street. As a result, the front yards on the east side of the street have a bank or a retaining wall to accommodate the difference in elevation. The front yards of the houses on the west side of the street are level with the elevation of the street.

### **Pedestrian Circulation**

Public sidewalks run along both sides of the streets and create a pedestrian circulation system parallel to the road system. In addition to the roadside sidewalks, a number of paths provide shortcuts through blocks. Portola Path cuts through Block 2987A and provides a connection between Portola Drive and Santa Monica Way. Terrace Walk North cuts through Block 3076 and provides a connection between Terrace Drive and Yerba Buena Avenue. Terrace Walk South cuts through Block 3076 and provides a connection between Terrace Drive and Santa Paula Avenue. Additionally, there are three unnamed paths that provide connections to the park in the center of Block 2989A. The sidewalks and paths vary in width depending on their location; those along major streets are wider than those along the narrower secondary streets.

There are five variations of pavement patterns for the paved sidewalks. The primary sidewalk design—found in the majority of the development and designed by John Galen Howard—is a combination of a specific aggregate concrete and red brick. The aggregate concrete of the sidewalk, in this design, is scored to create a row of rectangles. A row of red bricks laid end-to-end in the aggregate concrete provides a continuous border along both sides of the sidewalk, and diamonds formed by red bricks are inlaid at regular intervals down the center of the sidewalk. The consistent use of this paving pattern contributes to the character and visual identity of St. Francis Wood's public landscape. This paving pattern is used for the sidewalks along the boundaries on Portola Drive, Junipero Serra Boulevard, and the northern side of Monterey Boulevard. It is used along St. Francis Boulevard, around the landscape structures along this street—the Main Entrance Gateway, the Circle Fountain, and the Terminal Fountain in St. Francis Park, and along all the streets in the more level portions of the development. This paving is also typical in the earliest portion of the neighborhood.

The second sidewalk paving pattern has the same scoring pattern for the aggregate concrete and red brick diamonds at regular intervals down the center; however, this pattern lacks the row of red brick border along both sides of the sidewalk. This paving pattern is used along the narrower and more curving streets in the hillier part of the development, along the south side of Monterey Boulevard, on Portola Path, and on the two paved sidewalks leading to the park in the center of Block 2989A.

The third sidewalk paving pattern uses red-colored concrete to create the bands along the outer edges and the diamond patterns in the center of the sidewalk. It is found along parts of Terrace Drive. In the fourth sidewalk paving pattern, the banding and diamond patterns are created by scoring the aggregate concrete. This paving pattern was arranged as a compromise where the

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City and County of San Francisco required handicapped ramps or repair of their utility work and would not use St. Francis Wood's existing pattern. The City agreed to score the concrete in preparation for the SFHA to add the bricks. This pattern is found along the cul-de-sac at the east end of Terrace Drive, and adjacent to most handicapped ramps installed throughout the residence park by the city. The fifth sidewalk variation is found along San Jacinto Way. Here the aggregate concrete sidewalk lacks any references to the banding and diamond patterns.

The sidewalks remain in their original locations (with the exception on portions of Portola Drive, where the sidewalks were relocated during road widening in 1957), and there have been only minor alterations to paving patterns. Small sections of sidewalks have been rebuilt or repaired in front of individual houses; in most, not all, of these instances the original pattern of the sidewalk has been replicated. Ramp cuts and yellow tactile pavement have been added to the end of the sidewalks at street intersections to comply with accessibility standards. The accessibility alterations to the sidewalks at the intersections along Portola Drive (where the sidewalks were rebuilt by the City of San Francisco) have resulted in the replacement of the historic aggregate concrete that is scored to reference the historic brick bands and diamond patterns.

### **Views and Vistas**

The Olmsted firm paid particular attention to the entrance experience along St. Francis Boulevard, and their plan for this experience remains intact. The 15-foot-wide tree-lined planting strips, the series of formal landscape structures, and the houses, which tend to be among the largest in the development, contribute to the vista along St. Francis Boulevard.

The Olmsted plan widened St. Francis Boulevard to 150 feet east of Santa Clara Avenue to accommodate the 50-foot-wide landscaped median (St. Francis Plaza) that extends from there to San Anselmo Avenue. At the end of St. Francis Boulevard, the Olmsted firm planned for a "Terminal" which would provide a dramatic and picturesque climax; this became the elaborate retaining wall and fountain feature designed by Henry Gutterson with Olmsted input. Because the elevation along the boulevard rises at a seven percent grade, this terminal structure and the park above it provides an ideal place to view the Pacific Ocean to the west. The Olmsted plan created a vista along St. Francis Boulevard eastward up the hill to the focal point of the Terminal, a vista westward through St. Francis Plaza along the axis of the boulevard to the entrance, and an expansive westward view from the Terminal, St. Francis Park, and the Upper Fountain to the ocean and the Farallon Islands.

The Olmsted firm considered the streetscape vistas—with the uniform depth of the front yards, the distinctive public sidewalk design, and tree-lined planting strips—to be a critical part of their landscape design. They envisioned a consistent or coordinated plant palette along each street as a way to promote a park-like setting throughout the development and as a way to contribute to the creation of an individual visual identity for each street.

These key views and vistas—the entrance vista to the east along St. Francis Boulevard, the westward vista from St. Francis Plaza along St. Francis Boulevard, the view to the west of the

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ocean from the top of Terminal and from St. Francis Park, and the streetscape vistas along each street—remain intact and continue to contribute to St. Francis Wood’s visual character.

### **Spatial Organization and Cluster Arrangement**

The arrangement of the streets and the location of the houses on the lots establishes the cluster arrangement and spatial organization. The houses have a uniform setback along each street, and the repetition of the front façades of the houses frames the space along each street. Along streets with mature trees, this space is further defined by the canopies of the trees, which create an overhead plane. This pattern is repeated along each street throughout St. Francis Wood.

### **Land Use**

The primary land use within St. Francis Wood is residential, with some with detached garages; roads (vehicular circulation); and public green or recreational spaces. However, there is one, small, contributing non-residential building located within Terrace Green Park that serves as the SFHA Office. It was originally the Real Estate or Tract Office for the developer. There is another small, non-residential building, the Gardeners’ Shed, located within the Terrace Drive Loop, adjacent to the specimen garden. Both contributing non-residential buildings were constructed by the SFHA within the period of significance and are owned and maintained by the SFHA.

### **Vegetation**

#### ***Streetscape: Front Yards and Planting Strips (Parkways)***

The Olmsted firm’s street system and grading plan, which remain unaltered, provide the structural framework for the streetscape design. Houses are set back from the street at a uniform distance creating front yards of a uniform depth that are planted to extend the garden feel created by the parkways. This band of front yards, the distinctive public sidewalk design, and the coordinated planting scheme for the planting strips extend along both sides of the streets throughout St. Francis Wood.

The planting strips—found on the street side of the sidewalks—extend the green space of the front yards out to the street and help to buffer the houses and their front yards from traffic. The planting strips vary in width depending on the street; wider streets such as Santa Clara Avenue have wider planting strips than do the narrower streets in the hillier sections of St. Francis Wood. The planting scheme for planting strips was a critical component of the Olmsted Brothers’ design. They envisioned a consistent or coordinated plant palette along each street as a way to promote a park-like setting throughout the development and to contribute to the creation of an individual visual identity for each street. To prevent monotony, each street was planted with its own variety of trees and dominant shrubs. To provide the level of control needed to achieve these effects, the planting strips are owned and maintained by the St. Francis Homes Association.

The Olmsted firm specified trees with a broad, spreading canopy for the wider, main streets such as St. Francis Boulevard or Santa Clara Avenue and trees with a more upright form for the narrower secondary streets such as Terrace Street. The summer dry season, characteristic of San Francisco’s Mediterranean climate, prompted the Olmsted firm to select drought-resistant plants and to reduce the extent of lawns. They specified low-growing groundcovers intermingled with

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brightly flowering shrubs. The original vegetation for the planting strips has largely been replaced due to plants reaching the limits of their lifespans, plants failing to thrive in certain locations, or as preferences for certain plants have changed through the years. A coordinated planting scheme along each street is still evident. Most streets typically have one species of tree and a mixture of lawn, small shrubs, groundcovers, or perennials in the planting strips. In 1990, the St. Francis Homes Association developed guidelines for the vegetation that strives to conform to original planting design themes in the Olmsted plan.

## **Small-Scale Features**

### ***Boundary Pillars***

The street entrances into St. Francis Wood are framed by pillars. All of these square concrete pillars have a similar design and paint scheme, light tan with darker tan accents, as the ones found at the Circle on St. Francis Boulevard. Each pillar has an acorn-style glass globe mounted to the top and a sign attached to the front, "St. Francis Wood" written in metal script. These entrance pillars are found at street entrances along Portola Drive at San Pablo Avenue, Santa Paula Avenue, San Lorenzo Way, Santa Clara Avenue, Terrace Drive, San Leandro Way, and San Fernando Way; on San Jacinto Way; on Yerba Buena Avenue at Maywood Drive; and on Monterey Boulevard near San Andreas Way.

### ***Signage & Lighting***

The St. Francis Wood sign was moved to the west end of Terrace Green Park in 1924. It was originally located near the entrance at St. Francis Circle and sat adjacent to the Tract Office. Two round wooden columns, painted tan, support a wooden beam, painted brown. A wooden panel hung from the beam is engraved with "St Francis Wood;" the panel is painted brown with a black border and the lettering is painted gold. This original sign was repaired and refurbished in kind in 2004. The street signs found throughout St. Francis Wood consist of plain white metal signs with black lettering attached to the top of a metal pole. This style of street sign is found throughout San Francisco and is not specific to St. Francis Wood.

There are two styles of streetlights in St. Francis Wood, neither are original. One consists of an acorn-style light fixture mounted to the top of a ribbed metal pole that has a fluted base; the electric lights inside the light fixtures were converted to a light-emitting diode (LED) in the late 2010s. The second style consists of a cobra-head light fixture at the end of a metal cross arm attached to the top of a concrete pole; these poles were installed around 1995. The entire cobra-head fixture was replaced when the lights were converted to LED in the late 2010s.

## **Alterations and Integrity**

### ***Landscape Integrity***

Perhaps the greatest physical change to affect the landscape in St. Francis Wood was the widening of Portola Drive, which borders the northern side of St. Francis Wood, in 1954. Portola Drive was one of several scenic boulevards constructed in San Francisco during the 1920s, and it became the main route for cars traveling over Twin Peaks. The city began a campaign to widen the street not long after its completion. The SFHA successfully opposed widening Portola Drive along St. Francis Wood in 1930 and again in 1933. The city persisted with its plan and began

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buying property and removing houses as early as 1941. Street widening was suspended during World War II. After the war, the city's plans for widening and extending streets throughout San Francisco were restarted.

The portion of Portola Drive adjacent to St. Francis Wood was widened as part of San Francisco's 1954-1959 Trafficways Program. Circa 1957, the project extended Portola Drive to the south by 32 feet between San Lorenzo Way and San Leandro Way and by 22 feet from west side of San Leandro Way to the mid-block west of San Fernando Way. As a result, the St. Francis Wood public sidewalk, with its distinctive red brick edging and diamond inlay pattern, and the plant strips were rebuilt along the new edge of Portola Drive. The boundary pillars at San Lorenzo Way, Santa Clara Avenue, Terrace Drive, San Leandro Way, and San Fernando Way were moved southward to mark the new entrance locations, and the more elaborate entrance structure at San Anselmo and Santa Ana Avenues was moved or rebuilt in-kind approximately 32 feet to the south to correspond to the new entrance spanning these two streets.

With the exception of Portola Drive, streetscapes throughout the St. Francis Wood Historic District remain essentially unaltered from the period of significance. In part, this is due to the high-quality design and construction of the houses throughout the neighborhood, the cohesive and well-maintained landscaping, and the careful vigilance of the SFHA, which still maintains all of the parks, parkways, medians, and other open space, as well as evaluating exterior alterations to houses.

Under the Olmsted Brothers' plan, there was a landscaped traffic circle at the west end of St. Francis Boulevard. McDuffie and the Olmsted firm spent considerable effort to make St. Francis Boulevard reflect its importance as the main axis of the neighborhood. The main entrance posed a serious planning problem because it was located at the junction of multiple roads and streetcar lines. Five roads converged at the west end of St. Francis Boulevard—Corbett Road (later Portola Drive), Sloat Boulevard, Junipero Serra Boulevard, St. Francis Boulevard, and the future West Portal Avenue. Three streetcar lines—the United Railroads #12 and two new Muni streetcar lines (the K and M)—were also projected to run through the intersection. As the Olmsted firm observed:

Any scheme which brought trolley traffic directly in front of the area in front of your entrance would be a serious objection... assembling so many lines of roads and trolleys at one point would completely break up the periphery of such an area that little would be left for appropriate development.<sup>1</sup>

The Olmsted firm developed a plan for a large, landscaped traffic circle—known as St. Francis Circle—to address this problem. The design included an ingenious gradual lowering of the streetcar lines along West Portal Avenue, Junipero Serra Boulevard and for the M line so that they would run under the circle designed to serve the intersection of the five streets. The circle,

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<sup>1</sup> Letter to Duncan McDuffie from Olmsted Brothers, dated April 18, 1914, referencing initial plans for St. Francis Wood.

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built with the muni lines at the surface, was removed by the 1930s. The intersection remains known as St. Francis Circle.

The Olmsted Brothers' landscape design, which includes the arrangement of the street and block plan, the pedestrian circulation system, and the public green spaces remains intact. Minor alterations as discussed within each individual description have not altered the Olmsted Brothers' landscape plan for St. Francis Wood when viewed in its entirety.

Landscape structures designed by John Galen Howard, including the Main Entrance Gateway, Circle Fountain, street pillars, and the concrete sidewalk with the distinctive red brick edging and diamond pattern—remain largely unaltered. The replacement of the gaslight fixtures with electric fixtures on the street pillars occurred in the 1920s, within the period of significance. Although small sections of the sidewalks have been rebuilt or repaired in front of individual houses; the original pattern of the sidewalk has been replicated. The Terminal designed by Henry Gutterson remains unaltered. All repairs and restorations have been done in-kind.

The moving and rebuilding of the public sidewalk, the planting strips, the entrance pillars, and the entrance structure at San Anselmo and Santa Ana Avenues in the early 1960s, in conjunction with the city's widening of Portola Drive, has impacted integrity of *location* for these features. All are between 22 and 32 feet south of their original location. These features were either moved or rebuilt in-kind so that their designs remain unaltered. They continue to perform their original functions within the landscape.

### ***Maintenance***

The cost of maintaining St. Francis Wood's parks, landscaped medians and planting strips, and landscape structures became an issue over time. Homeowner dues to the SFHA did not keep up with inflation and the need to repair the original fountains, landscape structures, and irrigation pipes that were built in the 1910s. In 1973, the Association's Parks and Parkway Committee noted that weeds and ivy had infested many of the green spaces and that some of the shared planting strips along the streets had been altered by homeowners who had introduced inappropriate plants and unsuitable trees. Fountains needed structural reinforcement, sand blasting, and sealing to repair the effects of time and vandalism. Complicating matters were the multiple sets of covenants that had been created for the expansions of St. Francis Wood in the 1910s and 1920s. Homeowner assessments were partly voluntary and partly mandatory, and the Association was handicapped in its ability to compel the payments needed for these repairs.

Efforts began during the 1980s to raise funds for the repairs and to consolidate the separate covenants into one master document for all of St. Francis Wood. The goal was to increase the assessments and empower the Association to compel payments. A super-majority of residents was required to make the changes. After a laborious house-to-house solicitation effort, the desired changes were put into effect in 1990.

Recent and ongoing projects undertaken by the SFHA include restoration of the St. Francis Wood sign, replacement of streetlights with appropriate new posts, renovation of the playground,

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restoration of the fountains, and extensive ongoing tree maintenance. A long-range parkway restoration project is about halfway complete. A plan for the restoration of St. Francis Park has been designed and will be executed as funds allow or after the parkway project is complete.

In April 2021, the SFHA passed updated and amended Covenants, Conditions and Restrictions (CC&Rs) to bring the neighborhood's governance up-to-date and to guide the neighborhood into the future. In 1997, the Association also adopted a set of architectural guidelines used to review proposed changes to houses and landscaping for conformity with the traditional architecture of St. Francis Wood and the Olmsted Brothers' landscape design. These changes, coupled with significant fundraising efforts on the part of homeowners led by Santa Ana Avenue resident Dorothy Cronan, allowed the SFHA to undertake a large-scale restoration of the fountains, loggias, and other features that began in the 1990s. The result restored landscape elements and reaffirmed the commitment by the residents to ensure that St. Francis Wood continues to maintain the landscape structures designed by Howard and Gutterson and to adhere to the Olmsted Brothers' plan. The Association continues its strong commitment to maintaining the unique landscaped character and design of St. Francis Wood established over a century ago.

The St. Francis Wood Historic District retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. While Portola Boulevard has been widened, resulting in the relocation, on their own parcels, of four houses, this change in the street configuration did not impact the district's overall integrity of *location and design*, especially since it occurred at a district edge. The integrity of *setting* within the boundaries is very high with minimal changes except for maturing trees and other landscape plantings. Individual houses have been remodeled over time and the vast majority of these alterations have occurred at the interior, private spaces, without impact to the integrity of exterior *design, materials, and workmanship*. The district retains a very high level of integrity of *feeling and association* as it relates to historic context of Community Planning as one of San Francisco's premier designed residence parks. Further, the high level of integrity of *design* helps convey its significance as the collective work of several important landscape architects and architects working within a designed residence park.

## INDIVIDUAL RESOURCE DESCRIPTIONS

### Parks

### Seven Contributing Sites

Seven parks provide shared outdoor spaces for residents and extend the public greenspace throughout St. Francis Wood. These areas tend to be larger open spaces than the common areas discussed separately. Each of these parks has an APN Block and Lot number. Six parcels are owned and maintained by the SFHA. The parcel owned by the City and County of San Francisco is a remnant of the widening of Portola Drive. Buildings and structures in the parks are assigned separate resource numbers and are discussed under their specific resource category.

- |    |                    |                        |                     |      |
|----|--------------------|------------------------|---------------------|------|
| 1. | Terrace Green Park | 101 Santa Clara Avenue | APN BL/Lot 3076/026 | 1917 |
|----|--------------------|------------------------|---------------------|------|

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Terrace Green Park occupies approximately two acres of the southern portion of Block 3076, and can be accessed via Terrace Drive, which forms its northern boundary, and Santa Clara Avenue, which forms its western boundary. Olmsted Brothers designed the park to provide for three different use areas—a broad expanse of lawn at the west end, tennis courts at the east end, and a children’s playground between the two—each of which was located on a large terrace, with the terraces decreasing in elevation from east to west. These three use areas and the terracing remain. Alterations to the park include the loss of most of the internal sidewalk system designed by the Olmsted firm, although some original concrete retaining walls and stairs remain at the eastern end of the park, and the addition of a basketball court in the early 1980s in the southwest corner of the park. The children’s playground equipment has changed several times through the years as safety standards and play preferences have evolved. A tiered, concrete seat wall was added at the east end of the playground, between the playground and the tennis courts, circa 2010.

In 1921, the St. Francis Homes Association formed a committee to raise funds for the construction of a clubhouse and community center. A design for the clubhouse was prepared. When the association was not able to raise sufficient funds for construction, the idea was abandoned. The former sales office building was moved from its original location near the main entrance to the west end of the park and is used as an office and meeting room for the Association’s Board of Directors.

2. St. Francis Park Vicinity 191 San Anselmo Ave. APN BL/Lot 3077/002 1917

St. Francis Park occupies approximately 1.5 acres of the northern portion of Block 3077. The park sits above (east) of the Terminal fountain. Based on a review of historical photographs, the planting scheme and the internal sidewalk system designed by the Olmsted firm was implemented in St. Francis Park. The main vegetation features include a lawn and a stand of eucalyptus trees. The eucalyptus trees were planted to accentuate topography and “to form a crown for the entire community,”<sup>2</sup> particularly when viewed from the axis along St. Francis Boulevard. The eucalyptus stand originally extended throughout Block 3077 and into Block 3078 (to the east). The trees in the southern half of Block 3077 and in Block 3078 were removed when these areas were developed for additional houses.

3. Santa Monica Park Vicinity 66 San Lorenzo Way APN BL/Lot 3013B/001 1917

A triangular-shaped park, known as Santa Monica Park, of approximately one-third acre is located between the even and odd sides of the unit block of Santa Monica Way and the unit block of San Lorenzo Way. The park contains a large lawn at its center, perimeter beds with trees and shrubs, an unpaved sidewalk which runs between the lawn and beds, and a number of benches. This park was shown on the Olmsted Brothers plan as having these same features—lawn, perimeter sidewalk, and planting beds—in a different layout. The internal arrangement of the park has changed a number of times, generally with these components, and was most recently updated circa 2017.

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<sup>2</sup> “Street Planting at St. Francis Wood,” Olmsted Brothers, Landscape Architects, November 15, 1916, National Park Service, Frederick Law Olmsted National Historic Site Archives.

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4. Butterfly Park Vicinity 1405 Portola Dr. APN BL/Lot 2989A/036 1917

Butterfly Park occupies approximately three-tenths of an acre in the center of Block 2989A. This triangular-shaped area was labeled Private Park on the Olmsted's General Plan (1912-1914) and was shown with a large lawn. The park retains this same character. The park includes a lawn that occupies most of the area. Some large shrubs and trees growing along the edges provide screening for the backyards adjacent to the park. This space is accessed via two paths from Portola Drive and one from Terrace Drive.

5. Triangle Park Vicinity 198 Santa Paula Ave. APN BL/Lot 3077/001 1917

This small park is a triangular-shaped median of approximately one-tenth acre defined by the alignments of San Anselmo and Santa Paula Avenues. While this public greenspace was unlabeled on the Olmsted plan, it has its own parcel number. It was illustrated with trees and different low shrubs in the Olmsted plan. It contains grass, several trees (including two original melaleuca groves), and shrubs.

6. Private Park Vicinity 76 San Fernando Way APN BL/Lot 3069/005 1912

This triangular-shaped small park is formed within the Block 3069. There is a pathway leading into the park from San Fernando Way.

7. City Owned Open Space Vicinity 1600 Portola APN BL/Lot 3069/021 1945-1954

This parcel of land was accumulated by the City and County of San Francisco after the widening of Portola Drive to create designated open space; it was originally four separate parcels. It is on the south side of Portola Drive running from 2 San Fernando Way to 25 St. Francis Boulevard. The irregularly shaped parcel measures 215 feet along Portola Drive and backs up to Private Park (Resource 6) on its east side. It contains a number of mature trees, including six Monterey Pine trees, and does not have a designed landscape. Fences for private homes border the parcel at the south and east.

## **Common Areas**

## **Sixteen Contributing Sites**

Common areas exist both with and without assigned parcel numbers within St. Francis Wood. These areas are owned and maintained by the SFHA. Common areas include landscaped medians, shoulders, portal locations, planted traffic circles, and parkways. Landscaped medians and shoulders provide another way to extend the public greenspace throughout the development and are found where the curvilinear alignment of the streets created enough space for the placement of a small, landscaped parcel. All of these landscape features retain the general character shown on the Olmsted Brothers original plan. Parkways and sidewalks are grouped as one contributing resource. Landscaped medians and traffic circles are also grouped as one contributing resource.

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8. South Entrance Portal Vicinity 11 Junipero Serra APN BL/Lot 3098/017A 1912

A small, landscaped area behind and around the South Entrance Portal.

9. North Entrance Portal Vicinity 1690 Portola Dr. APN BL/Lot 3069/011 1912

A small, landscaped area behind and around the North Entrance Portal structure.

10. East Entrance Vicinity 1499 Portola Dr. APN BL/Lot 3072A/029 1917

This very small parcel consists of two St. Francis Wood pillars with top lights, as well as a bench, retaining wall, and garden with manicured shrubs at the southeast corner of Portola Drive and San Anselmo Avenue. The pillars frame the entrance sidewalk. A curved wall with an integrated bench is attached to the outer pillar.

11. West Entrance Vicinity 1548 Portola Dr. APN BL/Lot 3071/033 1912

This very small parcel consists of two St. Francis Wood pillars with top lights, as well as a bench, retaining wall, and garden with manicured shrubs at the southwest corner of Portola Drive and Santa Ana Avenue. The pillars frame the entrance sidewalk. A curved wall with an integrated bench is attached to the outer pillar. At this side of the Portola entrance, the wall extends around the corner and continues as a retaining wall along Portola Drive.

12. North Shoulder Vicinity 200 Santa Clara Ave. APN BL/Lot 3073/006 1912

This triangular shoulder is located along Santa Clara Avenue from the southwest corner of San Anselmo Avenue and Santa Clara Avenue to approximately the location of the residence at 250 Santa Clara Avenue. The landscaped space has one large Monterey Pine, two large copper beech trees, and a number of small species trees. A paved sidewalk, typical of St. Francis Wood curves through the parcel.

13. South Shoulder Vicinity 398 Santa Clara Ave. APN BL/Lot 3103/006 1912

Similar in character to the North Shoulder, this triangular shoulder is located along Santa Clara Avenue from the northwest corner of Monterey Boulevard to approximately the location of the residence at 344 Santa Clara Avenue. This shoulder has more landscape designed elements including manicured bushes, several Monterey Pines, and the driveways for several residences along Santa Clara Avenue traverse this landscape feature. Additionally, a paved sidewalk, typical of St. Francis Wood, is located at the west edge of this parcel.

14. Terrace Drive Loop Park & Garden Vicinity 169 Terrace Dr. APN BL/Lot 3076/047

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This small park also serves as the gardeners' hub for the Association. It is adjacent to Terrace Green Park, separated by Terrace Drive. This park consists of one landscape loop with a specimen garden and one landscape loop with the small Gardeners' Shed. The Association records indicate the Gardeners' Shed was constructed in 1927 in this location.

15. Triangular Parcel          1401 Portola Dr.          APN BL/Lot 2989A/037          1917

This small, triangular-shaped parcel at the corner of Portola Drive and Santa Clara Avenue consists of a small garden with mature trees, including two Monterey Pines. There is edging of small rocks along both Portola Drive and Santa Clara Avenue. A modern, accessible sidewalk and curbing is present at the intersection. A singular St. Francis Wood pillar with top light is immediately adjacent. The residence at 14 Santa Clara Avenue is located immediately to the south and 1421 Portola Drive to the west.

16. Small Garden          Vicinity 1500 Portola Dr.          APN BL/Lot 3070/023          1912

This small, irregularly shaped parcel located at the corner of Portola Drive and San Leandro consists of a small garden with mature trees, including a Monterey Pine. A modern, accessible sidewalk and curbing is present at the intersection. A singular St. Francis Wood pillar with top light is immediately adjacent. The residence at 12 San Leandro is located to the south and the residence at 1 San Fernando Way is located to the west.

17. Triangular Parcel          Vicinity 1 Yerba Buena Ave.          APN BL/Lot 3076/031          1917

This small, triangular-shaped parcel is located at the corner of Yerba Buena and Santa Clara Avenues. Surrounded by typical St. Francis Wood sidewalks this area consists of a small planting bed; there are no mature trees in this location. The residence at 55 Santa Clara is situated immediately adjacent to this common area.

18. Triangular Parcel          Vicinity 2 San Pablo Ave.          APN BL/Lot 3013/001          1917

This small, triangular-shaped parcel at the corner of Portola Drive and San Pablo Avenue has some low shrubs and a few mature trees. A singular St. Francis Wood pillar with top light is immediately adjacent. The residence at 6 San Pablo Avenue is located to the west.

19. Triangular Parcel          Vicinity 90 Santa Paula          APN BL/Lot 3013A/011A          1917

This small, triangular-shaped, sloping parcel at the corner of Santa Paula Avenue and Santa Monica Way has low plantings and one mature tree. Sidewalks typical of St. Francis Wood surround the parcel on two sides and it abuts the yard of the residence at 90 Santa Paula Avenue on the third side.

20. Triangular Parcel          Vicinity 198 Santa Monica Way          APN BL/Lot 3011A/001          1917

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This small, triangular-shaped parcel is located at the corner of San Pablo Avenue and Santa Monica Way and contains a Monterey Cypress tree.

21. Triangular Parcel                      Vicinity 15 Terrace Dr.                      APN BL/Lot 2989A/038                      1917

This small, triangular-shaped parcel is located at the corner of Portola and Terrace Drives and contains two Monterey Pines. The residence at 15 Terrace Drive is located to the east.

22. Parkways, Paved Sidewalks, and Pathways (No Parcel Numbers)                      1912-1917

As described above, there are five variations of pavement patterns for the paved sidewalks throughout St. Francis Wood. Additionally, there are two pathways that provide access between parcels. The first, the Portola Path, is located within Block 2987A, and provides pedestrian access from Portola Drive to Santa Monica Way. The second, Terrace Walk, is within Block 3076 and provides pedestrian access from San Anselmo Avenue across Terrace Drive to Yerba Buena Avenue.

23. Small, Landscaped Medians (No Parcel Numbers)                      1912-1917

Several landscaped medians in distinct locations throughout St. Francis Wood do not have assigned parcel numbers. St. Francis Plaza is the 50-foot-wide median—planted with grass and a row of multi-trunk pittosporum trees along each side—that extends for 700 feet down the center of St. Francis Boulevard from San Anselmo Avenue to Santa Clara Avenue. It is divided into two sections by San Buenaventura Way. This median serves as a forecourt for the Terminal Fountain.

Monterey Boulevard, which defines the southern boundary of the development, has a 15-foot-wide median that extends from Junipero Serra Boulevard to San Anselmo Avenue. The vegetation features consist of a single row of corymbia ficifolia trees planted in the middle of each section of the median and low shrubs and perennials. Monterey Boulevard turns 90 degrees to the south at its intersection with Santa Clara Avenue, and the four-foot wide median continues to beyond San Andreas Way.

A 15-foot-wide median runs along the east side of Junipero Serra Boulevard from St. Francis Boulevard to Monterey Boulevard. The median is planted with a variety of trees and tall shrubs which provide a visual buffer for the homes along the east side of the street from the traffic on the main thoroughfare.

### **Structures**

### **Four Contributing Structures**

St. Francis Boulevard connects a series of landscape structures, which begins with an elaborate Main Entrance Gateway with a North and South Portal, and progresses uphill and eastward, around the Santa Ana Circle Fountain, and culminating at St. Francis Park and the multi-level Terminal Fountain.

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24. South Entrance Portal Vicinity 1690 Portola Dr. APN BL/Lot 3098/017A 1913

The Main Entrance Gateway at the west end of St. Francis Boulevard consists of identical structures or portals that frame each side of the street, the South Entrance Portal and the North Entrance Portal. The portals on each side of the street consists of a curved loggia attached to a small, gable-roofed, open-air gatehouse. Low walls in front of the loggia enclose a garden with a small circular reflecting pool at its center, and a puma head fountain on the wall. The structure is constructed of concrete painted shades of cream with accents of brown and ochre. Originally, these features were composed of natural concrete. It was painted a shade of white to make it easier to remove graffiti. The updated color palette was chosen when the St. Francis Wood sign at the Tract Office was repaired and restored. The gable roof of the open-air gatehouse is clad in red clay tiles. The concrete paving around the Entrance Portals features the distinctive red brick edging and a diamond pattern that is used throughout St. Francis Wood.

This elaborate Entrance Gateway was completed in early 1913 at a cost of \$12,000. A newspaper article noted that architect John Galen Howard had drawn inspiration for his design from the Villa Borghese and the Vatican gardens. The article described the gateway as “not only a design of architectural beauty, but a monument to that enduring material, concrete.”<sup>3</sup> The only alteration to the two portals of the Main Entrance Gateway has been that the two reflecting pools, one at each structure, have been infilled and converted to planting beds.

25. North Entrance Portal Vicinity 1690 Portola Dr. APN BL/Lot 3069/011 1913

This portal is identical to the South Entrance Portal and forms one element of the flanking Main Entrance Gateway to St. Francis Wood.

26. The Circle Fountain & Pillars St. Francis Blvd and Santa Ana Ave (No Parcel Nos.) 1913

The intersection of St. Francis Boulevard and Santa Ana Avenue is organized as a traffic circle. A concrete fountain painted off white, set within a circular base, defines the center of the intersection and provides the hub for the traffic circle. A narrow planting bed encircles the base of the fountain and is punctuated with four paved paths that lead to the fountain.

Each of the four street intersections with the traffic circle are framed by two pillars, sometimes referred to as “street posts” in historic newspaper articles. There is a tall pillar on each side of the street and a shorter pillar on the outer side of each of the sidewalks that run along both sides of the street. These square pillars are constructed of concrete and are painted a light tan with darker tan accents. Each of the taller pillars has an acorn-style light fixture attached to the top and a sign attached to its front, “The Circle” written in metal script. Light fixtures on top of the taller pillars have been converted from gas to electric, and the original metal-framed gaslight fixtures were replaced with acorn-style fixtures. This conversion from gaslights to electricity began throughout St. Francis Wood around 1922.<sup>4</sup> Each of the shorter pillars has a concrete urn sitting atop the

<sup>3</sup> “City’s Restricted Residence Park Near Complete,” *San Francisco Chronicle*, January 25, 1913.

<sup>4</sup> Electric lighting was introduced in St. Francis Wood in 1922 after the success of electric lighting at the 1915

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pillar. The Circle Fountain and Pillars were built in 1913 at a cost of \$2,500. The fountain was repaired in-kind in 2011 after it was damaged by a car. A planting strip and concrete sidewalk with the distinctive red brick edging and diamond-shaped inlays runs around the outer edge of the traffic and connects to the sidewalks on St. Francis Boulevard and Santa Ana Avenue.

27. The Terminal or Upper Fountain in St. Francis Park APN BL/Lot 3077/002 1913

A multi-level fountain and retaining wall—originally referred to as The Terminal by the designers, and since generally referred to as the Upper Fountain—extends across the east end of St. Francis Boulevard. The lower level consists of a retaining wall that spans the combined width of St. Francis Boulevard, St. Francis Plaza, and the planting strip and public sidewalk on both sides of the street. A wide stair flanks the north and south ends of the wall. A three-tiered fountain feature attaches to the wall and is aligned with the center axis of St. Francis Boulevard.

Low, free-standing concrete walls define a street-level plaza or forecourt to the west of the Terminal.<sup>5</sup> These walls flank both sides of San Anselmo Avenue, the sidewalks on both sides of St. Francis Boulevard, and the east end of St. Francis Plaza (the grass median in the center of St. Francis Boulevard). The prefabricated concrete benches in front of the walls were not part of the original design. The upper level of The Terminal includes a free-standing fountain that aligns with the lower fountain and with the center axis of St. Francis Boulevard. The fountain consists of three tiers of octagonal-shaped basins with a pedestaled bowl sitting atop the highest tier. This upper fountain is flanked on each side by a wide stair that leads to the park above.

Sidewalk paving at the street level, on the stairs, and for the pavement around the upper fountain is specific aggregate concrete with red brick edging and diamond-shaped inlays. The Terminal was restored in 2008 by the St. Francis Homes Association (SFHA). At that time, medallions and bricks with donors' names were inserted into the pavement at street level and the pavement around the upper fountain. These bricks and red clay, diamond-shaped medallions reference the historic sidewalk pavement pattern.

### **Non-Residential Buildings**

### **Two Contributing Buildings**

28. 101 Santa Clara Ave APN BL/Lot: 3076/026 1912  
Original Architect: John Galen Howard, Original Owner: St. Francis Homes Association  
Moved from original location at St. Francis Circle

This small, one-story, wood-frame Spanish Colonial Revival-inspired building was built as the St. Francis Wood real estate Tract Office and serves as the office for the St. Francis Homes Association. The gable roof runs parallel to Santa Clara Avenue, with a centered vent at the apex of the gable. The roof is covered in red roofing tiles. The symmetrical front façade has a set of

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Panama Pacific International Exposition. Plans for electric lights were made in 1917, and wartime shortages of copper delayed the installation. "St. Francis Wood Rivals Market Street in Lights," *San Francisco Chronicle*, June 24, 1922.

<sup>5</sup> This area was referred to as a plaza on Gutterson's "Plaza Details" drawing, April 13, 1917.

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stairs that access the only entry door. The double door has multi-paned lites and vertical side lites on either side. There are two small, clerestory windows just below the eave on either side of the entry. A curved, paved symmetrically placed path leads from the sidewalk to either side of the entry porch. Just to the north is the St. Francis Wood sign, constructed of wood with an arbor-like character and classically inspired columns that flank the sign. This building was relocated circa 1924 from St. Francis Wood circle where Sloat Boulevard, Portola Drive, West Portal Avenue, St. Francis Boulevard, and Junipero Serra Boulevard converge. The building was moved within St. Francis Wood and retains all other aspects of integrity.

29. Gardeners' Shed, Terrace Drive Loop BL/Lot 3076/047 1927  
According to SFHA records, this small, one-story, wood-frame building was constructed in this location by the SFHA in 1927. It is roughly square in shape with clipped corners at all four sides. The building has vertical wood siding and no windows. There is a pedestrian door at the north side of the west façade. The remainder of the west façade is composed of an overhead vehicular garage door that is designed to resemble an older double door. The small building is capped with a hipped roof sheathed in composition shingles.

### **Residential Buildings**

Descriptions are organized by street name first and then street number, corresponding to the table of properties at the end of this section. Buildings are described in terms of their date of construction, type, architectural style, basic form, cladding material, details, and roof type and materials and defining features. Where known, original architects, builders, and/or owners are noted. The City and County of San Francisco Assessor Parcel Number (APN) Block and Lot (BL/Lot) are also provided. Detached garages mentioned in the individual building descriptions have not been counted as separate resources. The two vacant parcels and the one house that bridges two parcels are included in this section so that they appear in street and number order.

Overall, the single-family residences in St. Francis Wood retain a high level of integrity at the front or street facing façades, including homes situated on corner lots where two façades may be highly visible from the public right of way. The historic district consists of 559 single-family, buildings—499 contributing and sixty noncontributing—across 561 parcels with one house bridging two parcels and two vacant parcels—one contributing and one noncontributing. All single-family residences constructed after the period of significance were counted as noncontributing.

The SFHA has retained an archive of original drawings related to the original landscaped design and layout of the residence park and to single-family homes located in St. Francis Wood. The SFHA reviews, approves, and maintains records relating to alterations. Alterations were identified through building permit records, homeowner association records, as well as field observations.

Two types of alterations are noted: either primarily interior remodeling or changes to exterior design or materials. Houses with some, limited exterior alterations are classified as contributors,

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e.g., new windows in historic locations or new roofing material. Houses with significant alterations to character-defining features that have endured a significant loss of integrity are classified as noncontributors even if their basic dimensions are unchanged.

Overall, the contributing houses have retained all aspects of integrity. The *setting* is much as it was historically with the exception of the district's edges along Portola Drive. The overwhelming majority of the houses in St. Francis Wood retain integrity of location. The Tract Office was moved to accommodate traffic changes related to its original location. The four houses moved along Portola Drive were reoriented on their original parcels. The overall *design* of the houses including their *materials and workmanship* has been maintained. Residents of St. Francis Wood have taken great care of their houses and the maintenance and upkeep of these homes is exceptional. The neighborhood as a whole and the homes within it retain a strong sense of time and place with their integrity of *feeling and association* intact. The *feeling* of a designed residence park remains very high within almost all areas of the historic district.

In summary, the cohesive character and visual identity of the single-family houses and the landscape in which they are set continues to contribute to St. Francis Wood's historical significance as a designed residence park. Overall, St. Francis Wood's single-family residences and designed landscape features retain integrity of location, design, materials, workmanship, setting, feeling, and association.

### **Junipero Serra Boulevard**

30. 15 Junipero Serra Blvd APN BL/Lot 3098/020 Noncontributor 1925  
Original Architect: Masten & Hurd, Original Owner: Lucius H & Betty Riednour Norris  
Remodel and addition by Stephen Clark 1981

A two-story, wood-frame, Spanish Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; paired, projecting windows on second floor; front-facing recessed entry; two-story concrete and stucco garden wall attached to the north side of the house with two integrated two-car garages at the basement level and open windows above. Related features include sloping grass driveway on front west side, raised and terraced front lawn with low concrete and brick retaining wall and brick steps leading to front door. Highly altered with garden wall and garage addition to the north; overgrown vegetation.

31. 25 Junipero Serra Blvd APN BL/Lot 3098/015 Noncontributor 1920  
Original Architect: Henry H. Gutterson, Original Owner: Geneva N. Crockett  
Addition 1960

A two-story, wood-frame, Classical Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a gable roof. Details include front entry flanked by stucco pilasters supporting a pediment with dentil molding; unenclosed eaves with exposed rafter tails; and recessed spandrel panels between first and second floor windows. Related features

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include shared concrete driveway at south side yard leading to shared two-car garage at the rear of the lot. Altered portico and pediment detract from the integrity of this residence.

32. 37 Junipero Serra Blvd APN BL/Lot 3098/014 Contributor 1920  
Original Architect: Henry H. Gutterson, Original Owner: Joseph C. & Marie A. Richards

A two-story, wood-frame, Classical/Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a gable roof. Details include front entry with arched hood clad in copper and twin stucco fireplaces on the north and south sides. Related features include raised and terraced front yard with tiled steps and path to front door and a shared concrete driveway at north side yard leading to shared two-car garage at the rear of the lot. Altered entry hood.

33. 55 Junipero Serra Blvd APN BL/Lot 3098/013 Contributor 1923  
Original Architect: Harold G. Stoner, Original Owner: John P. & Ruth Hammond  
Remodeled 1991

A two-story, wood-frame, English Cottage, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and hip and gable roof forms. Details include front entry with arched entryway, flared roof eave over entry, segmented front bay supporting a second story roof deck with curved wrought iron balcony, wood shutters with decorative floral cutouts, bracketed eave at second floor dormer, and a brick front patio with wrought iron railings. Related features include a raised and terraced front yard with brick steps, a concrete path leading to front entry patio and front door, and a concrete driveway at north side yard leading to small garage at the rear of the lot.

34. 75 Junipero Serra Blvd APN BL/Lot 3098/012 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Mr. & Mrs. H. E. McClellan  
Dormers added 1966

A two-story, wood-frame, Colonial Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a gable roof. Details include front entry flanked by pillars supporting a pediment, front door with fanlight and sidelights, wood shutters on first and second floor windows, and third floor dormers with gable roofs. Related features include raised and terraced front yard with two rows of retaining walls and substantial landscaping, tiled steps with wrought iron railings and a concrete path leading to front steps, concrete driveway at south side yard with steel security gate leading to small, detached garage at the rear of the lot. Alterations include added dormers, retaining walls, landscaping, and security gate.

35. 95 Junipero Serra Blvd APN BL/Lot 3098/010 Contributor 1926  
Original Architect: Charles O. Clausen, Original Owner: Theodore A. Pederson

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile

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roof, arched window and wrought iron security gate at side-facing entry vestibule, and arched window lintels on first floor. Related features include corner lot at Junipero Serra Boulevard and Monterey Boulevard, sloping front yard with concrete steps and wrought iron railing leading to entry, and detached garage at the rear of the lot accessed from Monterey Boulevard.

### **Monterey Boulevard**

36. 1470 Monterey Blvd APN BL/Lot 3077/019 Noncontributor 1961  
Original Architect: Unknown, Original Builder: J. Bettancourt, Original Owner: Rose J. Stoffer

A two-story, wood-frame, single-family residence with a Modern/Split Level style. It has an irregular plan and a hip roof. Details include stucco siding, wide eaves, large-paned sliding front window, and a brick veneer base. Related features include a sloped front yard with an integral, front-facing, two-car garage, brick steps from the sidewalk leading to the front door; concrete driveway.

37. 1495 Monterey Blvd APN BL/Lot 3260/026 Contributor 1924  
Original Architect: Henry H. Gutterson, Original Owner: Louise Emerson Jamison

A one-story, wood-frame, English Cottage, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a primary gable and secondary hip roof. Details include recessed, front entry with a flattened arched entryway and solid wood front door; stucco-clad gable over entry with pendant lantern and decorative gargoyle at its peak; diamond pane casement windows; and a front bay with leaded pane windows. Related features include driveway at north side yard leading to garage at the rear of the lot; stone retaining wall covered with ivy encloses front yard; and cement path from sidewalk to front door.

38. 1501 Monterey Blvd APN BL/Lot 3260/025 Noncontributor 1924  
Original Architect: B. Cooper Corbett, Original Owner: Isaac L & Eva Buck Truax  
Addition/Alterations by George Miers 1982

A two-story, wood-frame, single-family residence with no strong stylistic characteristics. It has a square plan and a hip roof. The residence is currently undergoing construction with all new fenestration and cladding obscured behind plastic sheeting. Related features include a terraced front yard with concrete steps from the sidewalk leading to the front door; concrete driveway at north side yard shared with 1495 Monterey Blvd. Highly altered.

39. 1515 Monterey Blvd APN BL/Lot 3260/024 Contributor 1931  
Original Architect: Dodge A. Riedy, Original Owner: John & Estelle M. Koster  
Addition and remodel by The Karren Company 2005

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; front entry with a recessed arched entryway; two flared concrete

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balconies with metal railings beneath second floor windows; paired windows at second floor directly over entry with hexagonal-shaped panes and a turned wood column in the center; two small windows on first and second floors with similar panes; and a stucco-clad exterior chimney on the south side. Related features include sloping front lawn with a stone path leading from sidewalk to stone steps at front door; concrete driveway at south side yard; no visible garage.

40. 1520 Monterey Blvd APN BL/Lot 3105A/013 Contributor 1924  
Original Architect: Norman R. Coulter, Original Owner: William M. & Muriel D. Nelson

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has a square plan, a symmetrical façade, and a flat roof with Spanish tile parapet. Details include Spanish tile parapet; front-facing, deeply recessed entry with paired columns; wood paneled door with sidelights and arched lintel; Palladian windows with metal balconettes; front corner quoins on both first and second floors; Spanish tile parapet roof; and stucco-clad exterior chimney on west side, second story. Related features include sloping front yard with concrete retaining wall at sidewalk and concrete steps to front entry. Alterations include replacement window sashes, first and second floors.

41. 1535 Monterey Blvd APN BL/Lot 3260/023 Contributor 1941  
Original Architect: Lawrence O. Ebbets, Original Owner: August & Beverly Spitalny

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include steeply pitched slate tile roof; stucco quoins on front corners; front entry with flared metal awning supported by decorative metal columns; paneled front door with sidelights, circular porthole window with wrought iron grillwork at second floor centered over entry, metal balconette and wood shutters at second floor window; three-part front picture window with wood trim; and a stucco-clad exterior chimney on south side. Related features include sloping front lawn; concrete steps and path from sidewalk to entry flanked by boxwood hedges; concrete driveway at northwest side yard leading to detached two-car garage visible at the rear of the lot.

42. 1555 Monterey Blvd APN BL/Lot 3260/022 Noncontributor 1923  
Original Architect: Roland Irving Stringham, Original Owner: Victor Lewin  
Addition by Roland Irving Stringham 1935, Addition by Roger Ranuio 1960

A two-story, wood-frame, Spanish Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; stucco front corner quoins; recessed front entry with replacement wood frame door with sidelight; arched window with stained glass; dentil molding at cornice; decorative stucco spandrel panels; replacement fenestration and newer stucco trim; and a stucco-clad exterior chimney on front side. Related features include large corner lot stone with sloping front yard; driveway and retaining wall at west side yard leading to an auto court with a stucco wall and vehicular entry with a metal gate, behind which is a newer two-car garage at the rear of the lot; and square entry

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posts with lanterns to either side of driveway. Highly altered cladding, fenestration, stucco spandrel panels, molding and trim, and driveway/entry court/garage.

43. 1600 Monterey Blvd APN BL/Lot 3101/012 Contributor 1935  
Original Architect: Alfred Henry Jacobs, Original Owner: Edward T. Brady  
Remodel 1989

A two-story-over-basement, wood-frame, Tudor Revival, single-family residence with stucco finish. It has a square plan, a symmetrical façade, and a hip and gable roof with pan tile cladding. Details include half timbering on second floor and gable end; front-facing entry portico with flattened arch openings and shed roof; brick base and brick wall cladding at entry; carved wood barge board at front gable end and at second floor dormer; shallow bay on first floor with multi-pane leaded glass windows with balconette above; and exterior brick chimney on west side with decorative twin copper flues. Related features include concrete and brick path from sidewalk to brick entry steps; concrete and grass driveway at west side yard to a detached, two-car garage with arched entries, half-timbering, and gable roof clad in pan tile. Alterations include garage addition.

44. 1601 Monterey Blvd APN BL/Lot 3260/021 Contributor 1924  
Original Architect: Henry H. Gutterson, Original Owner: Herbert B. Holt  
Remodel by Alan Higgins 1978

A two-story, wood-frame, Classical Revival, single-family residence with horizontal wood siding. It has an irregular plan, a symmetrical façade, and a gable roof. Details include double-height pedimented portico supported by four Doric order columns; front entry with paneled front door, sidelights, and fanlight transom; pendant lantern over front door; small, oval window centered over entry near pediment peak; wood shutters first and second floors; and an external brick chimney on west side. Related features include wide and deep lot with sloping front yard; newer stone and brick retaining wall with iron fencing at sidewalk and integrated metal gate at driveway entrance; concrete and brick driveway at east side yard leading to a detached two-car garage visible at the rear of the lot.

45. 1615 Monterey Blvd APN BL/Lot 3260/020 Contributor 1929  
Original Architect: Unknown, Original Builder: George F. Banett  
Original Owner: Stuart C. Way

A two-story, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include half timbering on first and second floors and at primary gable end; recessed front entry with a paneled wood door with transom; projecting bay at front with lead pane windows; louvered attic vent at primary gable end; and exterior, stucco-clad chimney on west side. Related features include sloping front lawn with brick retaining wall and brick steps with curved sidewalls; concrete driveway at west side yard with brick retaining wall; no visible garage.

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46. 1625 Monterey Blvd APN BL/Lot 3260/019 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Owner: Mathilde S. Wuthmann

A two-story, wood-frame, Colonial Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a gable roof. Details include columned entry portico supporting a balcony with metal railing; single-story sunroom with multi-pane windows and flat parapet above on south side; wood shutters on first and second floors; gabled attic dormers, exterior brick chimney on south side; small, arched attic windows to either side of chimney at gable end; and enclosed eaves with soffit returns. Related features include terraced and sloping front yard; concrete retaining wall and concrete driveway at west side yard leading to a visible two-car garage at the rear of the lot.

47. 1688 Monterey Blvd APN BL/Lot 3101/013 Contributor 1921  
Original Architect: Henry H. Gutterson, Original Owner: Dr. F. H. Curtiss

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; front-facing, deeply recessed entry; wood paneled door; unenclosed eaves with exposed rafter tails on second story volume; bay window with Spanish tile gable roof supported by wood brackets; two exterior stucco-clad chimneys on north and west sides. Related features include retaining wall at sidewalk with concrete steps to front entry; concrete driveway from street directly to integrated single-car garage at basement level. Alterations include replacement window sashes, revisions to the south façade, and newer entry steps and retaining wall.

48. 1700 Monterey Blvd APN BL/Lot 3102/011 Contributor 1924  
Original Architect: Roland Irving Stringham, Original Owner: Adolphus Sager  
Upper porch enclosed by Albert Larsen 1932

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; front-facing entry with twin arched entry portico; second floor corner balcony supported by wood brackets and with wood columns and balustrade; another recessed balcony on the second floor, and a third curved balcony with wrought iron railing; and exterior stucco-clad chimney with Spanish tile roof on north side. Related features include brick steps from sidewalk to raised entry patio with high retaining walls; concrete driveway from street directly to attached two-car garage at basement level with wood trellis and wrought iron railing above. Porch enclosure occurred within period of significance. One-story garage added downhill and to the west does not impact character of this corner house.

49. 1900 Monterey Blvd APN BL/Lot 3100/010 Contributor 1923  
Original Architect: A.C. Hamerton, Original Owner: Bert C. Canbu  
Garage addition 1960

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A two-story-over-basement, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a primary hip roof with a secondary flat roof. Details include front-facing recessed entry with arched entryway flanked by pilasters supporting a flat portico with dentil molding; paneled and arched front door; paired front windows with arches above rendered in stucco and with circular cast plaster details; wood shutters on second floor windows; enclosed eaves with cornice brackets or modillions; single-story volume with flat roof over integrated garage on west side; exterior stucco-clad chimney on east side. Related features include sloping front yard with painted concrete steps to front entry and concrete driveway from street directly to integrated two-car garage at basement level. The 1960 garage addition does not alter the overall character of the house.

50. 1950 Monterey Blvd APN BL/Lot 3100/011 Contributor 1924  
Original Architect: John Walter Dolliver, Original Owner: E. W. Lick  
Rear and garage addition 1963

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; front-facing entry with paired columns supporting a flat entry portico and wrought iron balconette above; five-part bay on first floor with Spanish tile roof; stucco molding at cornice; and exterior stucco-clad chimney on west side. Related features include concrete steps from sidewalk to entry patio and concrete driveway on north side yard leading to detached two-car garage with Spanish tile roof at the rear of the lot. The rear addition and garage, accessed from a driveway along San Fernando Way, are compatible with the original house and do not impact the integrity of the two street facing façades of this corner house.

51. 2000 Monterey Blvd APN BL/Lot 3099/009 Contributor 1927  
Original Architect: Charles F. Strothoff, Original Owner: Chester H. & Elsie B. Gillig  
Alterations by Jacob J. Van der Ploeg & Ernest Wertheim 1962

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; front-facing recessed entry with arched entryway; row of three arched windows on first floor with turned wood columns; recessed second floor balcony with metal railing centered above entry; unenclosed eaves with exposed rafter tails; and exterior stucco-clad chimney on east side. Related features include brick steps from sidewalk to entry patio; concrete driveway on west side yard leading to attached two-car garage with Spanish tile parapet roof. The footprint of this house, including the garage, has remained the same since the 1928 Sanborn Map; the 1962 alterations appear to relate only to the interior. This corner house has been minimally altered at its exterior street facing façades.

52. 2100 Monterey Blvd APN BL/Lot 3098/008 Contributor 1927  
Original Architect: D.G. Huenergardt, Original Owner: Florian Kingsley

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A two-story-over-basement, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include recessed, corner entry with arched entryway supporting a metal balconette; horizontal stucco band with scalloped details at second floor; decorative stucco shield in a square stucco frame centered above entry; two, five-part bays on first floor, west and south sides; unenclosed eaves with exposed rafter tails; and interior brick chimney with Spanish tile roof. Related features include corner lot with brick planters and brick steps to concrete path leading to brick entry steps; concrete driveway on south side yard leading to integrated two-car garage at basement level. Alterations may include replacement window sashes and replacement of original Spanish tile roof cladding with composite shingles.

### **Portola Drive**

53. 1253 Portola Dr APN BL/Lot 3013/031 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Edward G. and Delia Petherick  
Addition at rear alley facade, 1984

A two-story, wood-frame, English Period Revival, single-family residence finished in stucco. It has a T-shaped plan, a symmetrical façade, and a gable roof. Partially concealed behind a high fence facing an alley for garage access, the primary façade features minimal detailing apart from a symmetrical fenestration pattern with divided-lite wood casement windows. The Portola Drive façade is articulated by large divided-lite windows with operable casements; there is a side entry door and a steep set of stairs. Related features include an attached one-car garage and minimal landscaping. The alley façade was expanded and altered in 1984, and otherwise the property has not undergone any substantial alterations.

54. 1283 Portola Dr APN BL/Lot 3013A/027 Noncontributor 2007  
Original Architect: None, Original Builder: Mayfair International Co.  
Original Owner: Unknown

A two-story, wood-frame, Eclectic Neotraditional, single-family residence with stucco and wood finishes. It has an irregular, wedge-shaped plan to fit onto a lot reduced in size when Portola Drive was widened in the early 1950s. Features include an asymmetrical façade articulated by wood casement windows, an entry porch sheltered beneath a portico, a half-timbered oriel, and a compound gable roof clad in red clay tiles. Related features include an integral garage in basement and a concrete retaining wall enclosing a small yard. This property was built after the period of significance and is not a contributor.

55. 1325 Portola Dr APN BL/Lot 2987A/036 Noncontributor 2015  
Original Architect: None, Original Builder: Talania, Calzadilla & Assocs.  
Original Owner: Joseph & Sophia New

A two-story, wood-frame, Eclectic Neotraditional, single-family residence finished in stucco. It has a rectangular plan and a shallow-pitch hip roof. It was built on a lot reduced in size when

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Portola Drive was widened in the early 1950s. Features include a symmetrical façade punctuated by pairs of double-hung wood windows, a recessed corner entrance accessed by an exterior stair, and a gable roof clad in red clay tiles. Related features include an integral garage in the basement and a concrete patio in the small rear garden. This property was built after the period of significance and is not a contributor.

56. 1337 Portola Dr APN BL/Lot 2987A/035 Noncontributor 1962  
Original Architect: David Francis Costa Jr., Original Owner: Doa Weiss

A two-story, wood-frame, Modern, single-family residence clad in smooth stucco and flagstone. It has a square plan, an asymmetrical façade, and a shallow-pitch gable roof. It was built on a lot reduced in size when Portola Drive was widened in the early 1950s. Features include a basement garage, a large, recessed entry porch accessed by an exterior stair at the left, and a pedimented picture window at the right. The eaves are unenclosed, and the roof is clad in composition shingles. Related features include a small rear garden and a mature Monterey cypress tree. This property, which appears to be in good condition, has undergone few alterations apart from the construction of a rear addition in the 1980s. This property was built after the period of significance and is not a contributor.

57. 1347 Portola Dr APN BL/Lot 2987A/032 Contributor 1927  
Original Architect: Charles F. Strothoff, Original Owner: William A. and Emily A. Regentz  
Moved on its own lot, 1954 for Portola Drive widening

A three-story, wood-frame, Spanish Colonial Revival, single-family residence finished in textured stucco. It has a roughly rectangular plan, an asymmetrical façade, and a compound hip and gable roof. It occupies a lot that was reduced in size when Portola Drive was widened in the early 1950s, and it seems that the house was relocated toward the rear of the lot at that time. Features include the main entrance, which has an arched entry flanked by Composite pilasters. Other features on the primary façade include a pair of arched casement windows at the left, and a projecting hip-roof wing at the right. The unenclosed eaves feature exposed rafter tails and the roof is clad in red clay tiles. The house has an integral garage in the basement. Related features include a paved front driveway and minimal landscaping. The property adjoins a public footpath linking Portola Drive to San Lorenzo Way. This house was moved slightly to the south on its original parcel when Portola Drive was widened and maintains its original orientation. It has not undergone any substantial exterior alterations.

58. 1365 Portola Dr APN BL/Lot 2987A/034 Noncontributor 1978  
Original Architect: George Ikeda, Original Owner: Harry & Ruth Fujikawa

A two-story, wood-frame, Contemporary, single-family residence finished in smooth stucco and horizontal lap siding. It has a rectangular plan with a flat roof with wide overhangs. The house is built on a lot that was reduced in size when Portola Drive was widened in the early 1950s. Features include a central entrance accessed by an exterior stair that is sheltered beneath a cantilevered canopy and two extruded, flat-roofed wings to either side. The eaves are unenclosed

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and the roof is built-up. The house has an integral garage in the basement. Related features include a large driveway paved in brick pavers, and a small front yard with a mature Monterey cypress. This property, which appears to be in good condition, was extensively remodeled in 2016. This property was built after the period of significance and is not a contributor.

59. 1385 Portola Dr APN BL/Lot 2987A/031 Contributor 1927  
Original Architect: Harold G. Stoner, Original Owner: Henry & Lilabel Landau  
Garage addition, 1957

A two-story, wood-frame, Colonial Revival, single-family residence finished in lap siding. It has a rectangular plan and a gable roof with front and rear dormers. The house was built on a lot that was reduced in size when Portola Drive was widened in the early 1950s. Features include a central recessed entry sheltered by a pedimented portico supported by columns. The entry is flanked by paired double-hung, divided-lite windows. The gable-roofed dormers feature divided-lite casements. Related features include a flat-roofed addition with a garage built in 1957. The addition contains an integral garage at the basement level. There is also a small hip-roof building in the rear yard. This property, while somewhat altered by the addition, retains its original character and the addition reads as a separate feature.

60. 1395 Portola Dr APN BL/Lot 2987A/033 Noncontributor 1962  
Original Architect: David Francis Costa Jr., Original Owner: William & Joyce Stone

A two-story, wood-frame, Contractor Modern, single-family residence finished in smooth stucco and brick. It has a rectangular plan and a shallow-pitch hip roof. The house was built on a lot that was reduced in size when Portola Drive was widened in the early 1950s. Features include a recessed entrance near the center of the primary façade that is accessed by an exterior brick stair. It is flanked to the left by a large, six-lite window illuminating the stair inside. Other fenestration includes large aluminum slider windows with window boxes. The eaves are unenclosed and extend out beyond the walls. The house has an integral garage at the left side of the basement level. Related features include narrow front and side yards planted with hedges and shrubs. This property, which appears to be in good condition, has not undergone any substantial exterior alterations. This property was built after the period of significance and is not a contributor.

61. 1421 Portola Dr APN BL/Lot 2989A/027 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Owner: William Saunders  
Moved on its own lot, 1954 for Portola Drive widening

A three-story, wood-frame, Spanish Colonial Revival, single-family residence finished in smooth stucco. It has a roughly square plan and a hip roof. The house was built on a lot that was reduced in size when Portola Drive was widened in the early 1950s and it was likely reoriented and moved to the rear of the lot when this happened. Features include a side entrance accessed by an exterior stair that is sheltered within a portico. The exterior is punctuated by a semi-regular pattern of divided-lite, wood casement windows. The eaves are unenclosed, and the roof is clad in red clay tiles. Related features include an integral garage at the northeast corner of the lot and

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an expansive, paved driveway at the front. The garage and driveway likely date to 1954. There is minimal landscaping. This property, which appears to be in good condition, has not undergone any substantial exterior alterations since 1954.

62. 1435 Portola Dr APN BL/Lot 2989A/026 Noncontributor 1921  
Original Architect: Henry H. Gutterson, Original Owner: H. Papenhausen  
Lot size reduced 1954; façade repaired 2009

A two-story, wood-frame, Tudor Revival, single-family residence finished in smooth stucco and decorative half-timbering. It has a roughly square plan and a compound hip and gable roof. The house occupies a lot that was reduced in size when Portola Drive was widened in the early 1950s; the house remains in its original location. Features include an enclosed entry porch to the right and a gable-roofed wing projecting outward to the left. The enclosed eaves are detailed with a raking cornice and the roof is clad in composition shingles. All of the windows are vinyl replacements, and the central window appears to have been altered completely. The façade was extensively repaired in 2009. Related features include a detached garage at the southeast corner of the lot and a very narrow front yard with a minor amount of planting. This property was extensively remodeled after the period of significance and is not a contributor.

63. 1441 Portola Dr APN BL/Lot 2989A/025 Contributor 1926  
Original Architect: Ida F. McCain, Original Owner: Ezekiel & Julia K. Pander  
Moved on its own lot, 1954 for Portola Drive widening

A two-story, wood-frame, Spanish Colonial Revival, single-family residence finished in textured stucco. It has an L-shaped plan and a compound hip and gable roof. The house occupies a lot that was reduced in size when Portola Drive was widened in the early 1950s, and the house was moved further back on the lot at that time. Features include a colorfully tiled, recessed entrance toward the center of the primary façade, a red tiled stair, tiled accents above the windows, and plaster swags and cartouche above the main entrance. The windows at the Portola (side) façade are replacements, with picture windows at the first-floor level and vinyl casements at the second-floor level. The windows appear to be in their original location. The eaves are unenclosed and feature exposed rafter tails, and the roof is clad in red clay tiles. Related features include a detached garage at the rear of the parcel and a minor amount of landscaping at the front. Apart from the Portola (side) façade windows, the exterior does not appear to have undergone any extensive exterior alterations. The detached garage likely dates to the relocation for the 1954 widening of Portola Drive.

64. 1521 Portola Drive APN BL/Lot: 3071/035 Noncontributor 1966  
Original Architect: Harold C. Dow, Original Owner: Ahnette Mierbach

A single-story-over-basement, wood-frame, Modern Ranch, single-family residence with stucco finish and wood siding. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include recessed, front-facing entry with gabled entryway; vertical wood siding at first floor; integrated two-car garage at basement level. Related features include sloped front yard with

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stone retaining wall, and textured concrete block wall and steps to entry. This property was built after the period of significance and is not a contributor.

65. 1529 Portola Dr APN BL/Lot: 3071/032 Contributor 1924  
Original Architect: Henry H. Gutterson, Original Owner: August D. Stuttmeister & C.A. Janke  
Relocation for Portola Drive widening and garage addition 1957

A two-story-over-basement, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and steeply pitched hip roof. Details include recessed, front-facing entry with arched entryway flanked by pilasters with Corinthian capitals and a flat portico with dentil molding; arched windows on first floor with stucco keystones and arched and louvered shutters; louvered wood shutters on second floor windows; wood molding at cornice; and exterior, stucco-clad chimney on south side. Related features include raised and terraced front yard with brick retaining wall and brick steps to entry; concrete driveway on south side yard to detached, two-car garage accessed from San Leandro Way. The house was moved on its own lot to accommodate the widening and a garage was added. These changes have not impacted the primary façade.

### **San Andreas Way**

66. 10 San Andreas Way APN BL/Lot: 3105A/024 Contributor 1925  
Original Architect: Henry H. Gutterson, Original Owner: J. Hampton Hoge

A two-story-over-basement, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and hip and gable roof forms. Details include half-timbering on second floor over entry; front-facing entry with flattened arch entryway; row of three casement windows with diamond-shaped leaded glass panes directly above entry; hip-and-gable or jerkinhead roof elements clad in wood shingles with irregular, rusticated patterns; and two exterior stucco chimneys on east and north sides. Related features include a curved concrete driveway on the north side leading to an integrated one-car garage at the basement level; curved concrete path from sidewalk to front entry.

67. 11 San Andreas Way APN BL/Lot: 3077/005 Contributor 1932  
Original Architect: Masten & Hurd, Original Owner: Constance B. Denny  
Garden walls 1933; One-story rear addition may be later, appears on the 1950 Sanborn Map

A two-story, wood-frame, French Renaissance Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a steeply pitched hip roof and Mansard roof. Details include slate roof cladding; arched dormer windows; front corner quoins rendered in stucco; front-facing entry with decorative stucco detailing above; louvered wood shutters on first floor windows; and exterior stucco chimney on north sides. Related features include a concrete driveway on the southeast side leading to an attached one-car garage at the rear of the lot, and concrete steps and path from sidewalk to front entry. The garage and the one-story rear addition do not impact the overall character of the front and side façades of this house.

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68. 17 San Andreas Way APN BL/Lot:3007/006 Contributor 1936  
Original Architect: William Wilson Wurster, Original Owner: John F. & Charlotte H. Whedon

A two-story, wood-frame, Minimal Traditional/Ranch, single-family residence with horizontal wood siding. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include wood paneled front door with sidelights, three-part bay with generous glazing on first floor; second floor balcony with wood railing and balustrade running nearly the entire length of the front elevation; and arched dormer windows; Related features include sloped and terraced front yard; a concrete driveway on the northwest side leading to a detached one-car garage at the rear of the lot; stone retaining wall and stone steps with wrought iron railing from sidewalk to front entry.

69. 20 San Andreas Way APN BL/Lot: 3105A/023 Contributor 1933  
Original Architect: Masten & Hurd, Original Owner: Alfred R. & Beatrice S. Matthews

A two-story-over-basement, wood-frame, English Cottage, single-family residence with stucco finish and some brick cladding. It has an irregular plan, an asymmetrical façade, and a steeply pitched gable roof. Details include front-facing entry with flattened arch entryway and solid wood front door; east side elevation has brick cladding, a row of three casement windows with diamond-shaped leaded glass panes, and a flared roof eave; all roofing elements clad in pan tiles with irregular, rusticated patterns; and an internal brick chimney. Related features include brick wall with brick posts and wrought iron gate encloses front yard; concrete driveway on the north side yard.

70. 25 San Andreas Way APN BL/Lot:3077/008 Contributor 1931  
Original Architect: Harold G. Stoner, Original Owner: L. G. & Ann M. Baird  
First interior remodel by John E. Dinwiddie 1949, second by Locus Architecture 2001

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and primary hip roof with secondary gable and shed roof forms. Details include Spanish tile roof; recessed, front-facing entry with arched entryway; first floor balcony with turned wood balustrade and wood posts; and first and second floor windows with arched lintels. Related features include steeply sloped site with sloped front yard; stone entry steps with concrete sidewalls and wrought iron railing leading from driveway to entry; cobblestone driveway leads directly from street to integrated, two-car garage, original to the house, with twin arched entries. The interior remodels have not impacted the exterior primary façade and the house's footprint has not changed from that shown on the 1950 Sanborn Map.

71. 29 San Andreas Way APN BL/Lot: 3077/009 Noncontributor 2010  
Original Architect: Lawson Willard Architecture

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A two-story-over-basement, wood-frame, Spanish Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include Spanish tile roof; recessed, front-facing entry with arched entryway; first and second floor balconies wrought iron railings. Related features include steeply sloped site with sloped front yard; tiled entry steps with concrete sidewalls and wrought iron railing leading from street to entry; stamped concrete driveway leads directly from street to integrated, two-car garage with arched entryway. This property was built after the period of significance and is not a contributor.

72. 34 San Andreas Way APN BL/Lot: 3105A/002 Contributor 1932  
Original Architect: Henry H. Gutterson, Original Owner: Thomas H. & Jessie M. Paramore

A two-story-over-basement, wood-frame, English Cottage, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a steeply pitched gable roof. Details include slate roof cladding; front-facing entry with arched entryway and solid wood front door; second floor dormer with shed roof and a row of multi-pane wood frame casement windows; and an internal stucco-clad chimney. Related features include concrete driveway from street leads directly to a single-car garage with shed roof and copper seam cladding that projects from front elevation; concrete path from sidewalk to front entry. Alterations may include the garage addition and some second-floor window infill with slate tiles.

73. 40 San Andreas Way APN BL/Lot: 3105A/021 Contributor 1933  
Original Architect: H.C. Baumann, Original Owner: Thomas & Anita Boyle

A two-story-over-basement, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and steeply pitched gable roof. Details include half-timbering on second floor over entry; recessed, front-facing entry portico with square wood column; three-part bay on first floor with casement windows with diamond-shaped leaded glass panes; second floor dormers with gable roofs; exterior stucco chimney on east sides. Related features include sloping front yard; stamped and curved concrete driveway on the south side yard leading to an integrated, basement level garage at the rear of the property; stone path from sidewalk to front entry.

74. 45 San Andreas Way APN BL/Lot: 3077/046 Noncontributor 1980  
Original Architect: Joseph D. Chance, Original Owner: Jerd Lapham

A two-story-over-basement, wood-frame single-family residence with stucco finish with no strong stylistic characteristics. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include projecting window bay and balcony on second floor; multi-pane wood windows. Related features include steeply sloped site with sloped front yard; concrete entry steps with concrete sidewalls and wrought iron railing leading from street to entry; concrete driveway leads directly from street to integrated, single-car garage. This property was built after the period of significance and is not a contributor.

75. 50 San Andreas Way APN BL/Lot: 3105A/020 Contributor 1925

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Original Architect: Henry H. Gutterson, Original Owner: Stanton & Margaret Willard  
Alteration by Albert F. Foster 1936

A two-story-over-basement, wood-frame, English Cottage/Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a steeply pitched gable roof. Details include slate clad roof; side-facing entry beneath a gable roof supported by wood brackets and with half-timbering; second floor bay supported by wood brackets; second floor dormers with gable roofs and half-timbering above; and exterior, stucco-clad chimney on north side. Related features include cobblestone driveway on the north side yard leading to an integrated garage at the basement level at the rear of the property; concrete steps lead from sidewalk to side entry. The alteration occurred within the period of significance.

76. 51 San Andreas Way APN BL/Lot: 3077/045 Contributor 1933  
Original Architect: Masten & Hurd, Original Owner: Dr. Jessie L. Carr  
Roof alteration 1938

A two-story-over-basement, wood-frame, Tudor Revival, single-family residence with stucco finish and brick cladding. It has an irregular plan, an asymmetrical façade, and hip roof. Details include slate tile roof; half-timbering on first floor over integrated two-car garage; front-facing entry with paneled wood door with transom window; brick cladding surrounding entry and a portion of the west side façade; wood shutters on first floor windows; metal balconette over first floor window, and arched dormers on second floor. Related features include sloping front yard with brick retaining wall and brick entry posts; curved concrete steps from sidewalk to front entry; concrete driveway directly from street to integrated garage at basement level.

77. 55 San Andreas Way APN BL/Lot: 3077/012 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Franklin Morris & Clare Elizabeth Rowles

A two-story, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and gable roof. Details include front-facing entry with flattened arch entryway; and a two-story, three-part bay on the first and second floor gable end. Related features include concrete driveway on west side yard leading to a detached garage at rear of lot.

78. 60 San Andreas Way APN BL/Lot: 3105A/019 Contributor 1925  
Original Architect: Henry H. Gutterson, Original Owner: M.N. & Lillian Hosmer  
Alterations by Lawrence A. Kruse 1935, deck remodel by Bogatay Architects 2000

A two-and-a-half-story, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and gable roof. Details include slate tile roof; half-timbering on the gable end peaks and at second floor dormers; carved barge board over side-facing entry; two-story, three-part bay on first and second floor with row of three ascending arched windows with diamond-shaped leaded glass panes; balcony on third floor supported by wood brackets and with turned wood balustrade; stucco-clad chimney with metal cap on east

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side. Related features include sloping front yard with concrete steps down to entry gate; cobblestone driveway directly from street to integrated garage at basement level.

79. 61 San Andreas Way APN BL/Lot: 3077/013 Contributor 1926  
Original Architect: Masten & Hurd, Original Owner: Aileen W. Varney  
Garage 1928

A two-story, wood-frame, English Cottage, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a steeply pitched hip roof. Details include shingled roof with rusticated patterns; front-facing entry with solid wood front door and sidelights; three-part bay on first floor with multi-pane windows on north side of front elevation; row of three multi-pane windows with wood beam lintel on south side of front elevation; gabled dormer centered over front entry; and a central, stucco-clad chimney. Related features include concrete driveway on north side yard leading to a detached garage at the rear of the lot; mature boxwood hedge encloses deep front yard; stone path from sidewalk to entry.

80. 67 San Andreas Way APN BL/Lot: 3077/014 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Benno E. & Mary L. Lischer  
Alterations by Albert Farr and J. F. Ward 1941, garage remodel 1996

A two-story, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and hip roof. Details include shingled roof; half-timbering with wood brackets and carved barge board on the front-facing gable end; front-facing entry with paneled wood door; centered over front door at the second floor are wood quatrefoil details and a pair of arched windows with diamond-shaped leaded glass panes; three-part bay with multi-pane windows at second floor; pair of dormers with carved barge boards; and central brick chimney. Related features include brick path from sidewalk to brick patio entry; concrete and grass driveway at south side yard leading to detached garage at rear of lot.

81. 70 San Andreas Way APN BL/Lot: 3105A/017 Contributor 1925  
Original Architect: Henry H. Gutterson, Original Owner: Sigurd & Vivian von Christierson  
First rear addition by Weihe, Frick & Kruse 1956, second rear addition by A. Wastlhuber 1971

A two-story-over-basement, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and gable roof. Details include half-timbering on the gable end peaks; prominent, two-story, three-part bay on first and second floors with multi-pane windows and carved wood spandrel panels; recessed, front-facing entry with flattened arch entryway and solid wood front door; and exterior stucco-clad chimney on north side. Related features include sloping front yard with concrete steps down towards entry; north side yard cobblestone driveway shared with 60 San Andreas Way. The additions at the rear of the house are one-story in height. The primary façade and its Tudor Revival features remain intact.

82. 75 San Andreas Way APN BL/Lot: 3077/015 Contributor 1936

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Original Architect: Masten & Hurd, Original Owner: D. H. & Frances K. Hughes  
First alteration by Angus McDonald McSweeney 1940, second alteration by Henry A. Minton  
and Wilton Smith 1948, interior remodel by Mark English (2002)

A two-story-over-basement, wood-frame, English Cottage, single-family residence with stucco finish and some brick cladding. It has an irregular plan, an asymmetrical façade, and a steeply pitched gable roof. Details include recessed, front-facing entry flanked by fluted pilasters; solid wood front door with decorative pendant lantern; brick cladding on basement and first floor, front elevation; casement window with diamond-shaped leaded glass panes on second floor centered over entry; second casement window with diamond-shaped leaded glass panes centered over former garage entrance; and exterior, stucco-clad chimney on north side. Related features include sloping front yard with concrete path and steps to front entry; curving stamped concrete driveway on north side yard leading to former, integrated one-car garage which has been infilled with French double doors and louvered wood shutters. The 1940 and 1948 alterations made within the period of significance appear to have been focused at the rear of the house, and may relate to the one-story addition that appears on the 1950 Sanborn Map. Some new windows appear to be installed in historic locations.

83. 80 San Andreas Way APN BL/Lot: 3015A/016 Contributor 1924  
Original Architect: Williams & Brouhard, Original Owner: Michael H. & Felicia B. Schnapp  
Addition by J. Belmeur 1979

A two-story-over-basement, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and hip roof. Details include front-facing entry with arched entryway and cast plaster heraldic shield over entry; paneled solid wood front door; paired, arched windows with turned pilasters and metal balconettes on first floor; pair of arched windows with a turned pilaster centered above entry on second floor; wood shutters on second floor windows; and exterior stucco-clad chimney on south side. Related features include concrete path from sidewalk to curved brick steps at entry; concrete driveway at south side yard.

84. 81 San Andreas Way APN BL/Lot: 3077/016 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: John J. Valentine

A two-story-over-basement, wood-frame, Colonial Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and hip roof. Details include front-facing entry flanked by pilasters and with a fanlight over front door; three-part bay with multi-pane windows on first floor; copper gutters and downspouts; wood molding at cornice; and exterior, stucco-clad chimney on south side. Related features include sloping front yard with concrete steps and path from sidewalk to brick steps at entry; concrete driveway with concrete retaining wall at north side yard.

85. 85 San Andreas Way APN BL/Lot: 3077/017 Contributor 1940  
Original Architect: Masten & Hurd, Garden design by Thomas Church

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Original Owner: David O. Harrington

A two-story, wood-frame, French Renaissance Revival, single-family residence with brick and stucco finish. It has an irregular plan, an asymmetrical façade, and a steeply pitched hip and Mansard roof. Details include slate roof cladding; arched dormer window centered over front door; front corner quoins rendered in brick; front-facing entry with arched entryway and cast stone surround; transom window over solid wood front door; louvered wood shutters and metal balconette on first floor window, centered over integrated, two-car garage; and exterior brick chimney at north side. Related features include sloping front yard covered with ivy; curved brick retaining wall; curved concrete steps wrapping around to the north side of curved retaining wall leading to entry patio with brick wall; concrete driveway leading directly from street to an integrated two-car garage at the basement level. Alterations may include replacement metal and glass garage door.

86. 86 San Andreas Way APN BL/Lot: 3105A/015 Contributor 1926  
Original Architect: Walter T. Steilberg, Original Owner: Thomas Henry Christian  
Alterations (unknown type) by Ralph J. Button 1970; new windows 1979

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and primary gable roof with secondary shed roof elements. Details include Spanish tile roof; recessed, front-facing entry porch with a shed roof; a solid wood arched front door; three-part bay with turned wood pilasters and a Spanish tile hip roof on the first floor; row of four casement windows connected by horizontal stucco sills and lintels; second floor balcony on south side supported by wood brackets and with turned wood balustrade and square wood posts; and exterior stucco-clad chimney on south side. Related features include pebbled concrete path from sidewalk to entry; concrete driveway at south side yard leading to integrated two-car garage at basement level. This house has had the same footprint since the 1928 Sanborn Map. The new windows are in historic locations; otherwise, there are no significant street-facing changes.

87. 95 San Andreas Way APN BL/Lot: 3077/018 Contributor 1940  
Original Architect: Masten & Hurd, Original Owner: Harry & Eva Blackfield

A two-story, wood-frame, Minimal Traditional, single-family residence with horizontal wood siding. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include replacement wood double door; hexagonal fixed window centered directly over entry at second floor; wood dentil molding band between first and second floors; front porch on first floor partially enclosed with wood louvers; and wide, flat enclosed eaves. Related features include sloped front yard with curved brick retaining wall; brick steps from sidewalk to brick entry patio with low brick wall; integrated two-car garage with a flat roof and parapet wall on south side, accessed from Monterey Boulevard.

88. 96 San Andreas Way APN BL/Lot: 3015A014 Noncontributor 1956  
Original Architect: Hansen & Perkins (contractors), Original Owner: Ernestine Barrango

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A one-story, wood-frame, Minimal Traditional/Ranch, single-family residence with horizontal wood siding. It has an irregular plan, an asymmetrical façade, and a hip roof clad in cement tile. Details include recessed entry porch with square wood posts; corner window bays supported by wood brackets, each with diamond-shaped window muntins; gable roof dormers; exterior stucco-clad chimney on east side. Related features include sloped front yard; integrated two-car garage. This property was built after the period of significance and is not a contributor.

**San Anselmo Avenue**

89. 1 San Anselmo Ave. APN BL/Lot: 3072A/033 Contributing Site N/A

This is a remnant, undersized, unbuildable, vacant lot from when Portola Drive was widened. It is associated with the adjacent lot at 15 San Anselmo, owned by the same owner, and is used as a garden. There are no contributing buildings on this small parcel, which measures just under 13 feet wide along San Anselmo Avenue. It sits adjacent to the east entrance to St. Francis Wood, and forms its backdrop as a contributing landscape feature.

90. 15 San Anselmo Ave APN BL/Lot: 3072A/031 Contributor 1916  
 Original Architect: L. A. Bryant, Original Owner: E. S. Preston

A two-story, wood-frame, single-family residence. Clad in stucco, it has an irregular plan, asymmetrical façades, and a combination of hip and gable roofs with asphalt shingles. Details include the street facade has a centered three-lite window on both stories; multi-pane windows at the side facade; a one-story recessed facade with a double-door front entry and a roof terrace above; a stuccoed chimney at the west elevation; the secondary facade has multi-pane windows and a gable roofed portion with narrow windows. Related features: an east side yard driveway leading to a detached garage; a gently sloping front yard contains a brick and concrete walkway leading to the front entry; brick retaining walls; a wooden fence behind the front yard garden; the secondary facade contains wooden fencing.

91. 25 San Anselmo Ave APN BL/Lot: 3072A/012 Contributor 1922  
 Original Architect: Charles F. Strothoff, Original Owner: R. Quedens

A two-story, wood-frame, Cottage-style, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include the front gable has a roofed two-story bay window and decorative quoins; a lean-to portion with a narrow window and decorative quoins; a covered porch on the west side and an arched porch entry with decorative quoins; a stuccoed chimney at the east elevation. Related features: a gently sloping front yard contains a concrete walkway and brick steps leading to the front entry; a west side yard driveway.

92. 33 San Anselmo Ave APN BL/Lot: 3072A/011 Contributor 1922  
 Original Architect: Earle B. Bertz, Original Owner: William A. & Eva Powell

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A two-story, wood-frame, Cottage style, single-family residence. It has an irregular plan, asymmetrical facades, a combination of gable and hip roofs with asphalt shingles, and is clad in stucco. Details include the front gable is asymmetrical and has a roofed two-story bay window, a gable end vent with molding, and a one-and-a-half story portion with a recessed front porch with an arched entry; a wooden front door with a toplite; a recessed and partially exposed hip roofed portion has a small casement window; a far-recessed, one-and-a-half story gable roofed portion has a window and balcony above a basement garage; an internal stuccoed chimney visible from the street elevation. Related features: a sloping front yard contains a concrete walkway and steps leading to the front entry; a west side yard driveway leading to a basement garage.

93. 39 San Anselmo Ave APN BL/Lot: 3072A/010 Contributor 1927  
Original Architect: Richard R. Irvine, Original Owner: Thomas Janes

A two-story, wood-frame, Neoclassical, single-family residence. It has an irregular plan, a symmetrical street facade with a narrow, recessed facade, a hip roof with green asphalt shingles, and is clad in stucco. Details include the street facade has a large centered two-story bay window with arched windows at the center, with decorative keystones above and decorative trim around all windows; decorative molding at the upper corners of the facade; a recessed facade has a pedimented portico with ornamental molding; a brick chimney at the east elevation. Related features: an east side yard driveway leading to a detached garage; a gently sloping front yard contains brick steps and walkway leading to the front entry.

94. 44 San Anselmo Ave APN BL/Lot: 3072 Contributor 1939  
Original Architect: Angus McSweeney, Original Owner: Joseph & Marie Richards

A two-story, wood-frame, Colonial Revival / Minimal Traditional, single-family residence. It has an irregular plan, asymmetrical front (north) façade, stucco and clapboard siding on the walls, and multi-level gabled roofs clad in composition shingles. Details include one-story and two story massing; first-story roof eaves extend at the second-story section; simple entrance consisting of a paneled door and side lights with ornamental glazing; two turned wood pendants flank the entrance; a segmental bay with 15-lite windows on the sides and 30-lites at the center at the first story; two six-over-six double-hung windows framed by shutters at the first story; four six-over-six double-hung windows in gabled wall dormers at the second story; and an attached one-story garage at the west side. The parcel is located on a corner, and the east façade is also visible and features: a brick chimney; two eight-over-twelve double-hung windows at the first story; and at the second story, the building steps back and there is a pair of six-over-six double-hung windows and a three-over-six double-hung window. Related features include brick stairway, walkway and landing at the main entrance; brick walkway along the south end of the parcel, a paved drive at the west end of the parcel. Minimal alterations.

95. 45 San Anselmo Ave APN BL/Lot: 3072A/009 Contributor 1925  
Original Architect: Dodge A. Riedy, Original Owner: Robert & Helen Christie

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A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has a rectangular plan, an asymmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include the first story has four inset arched French doors with simple pilaster molding and balconettes; a recessed front porch with a pedimented entry that has shallow pilasters and decorative detailing; a wooden front door with sidelite windows; the second story has inset multi-pane windows and a smaller window with decorative window bars above the front entry; a decorative stuccoed chimney at the west elevation. Related features: an east side yard driveway leading to a detached garage; a slightly terraced front yard contains brick steps and a concrete walkway leading to the front entry.

96. 50 San Anselmo Ave APN BL/Lot: 3073/026 Contributor 1939  
Original Architect: Angus McSweeney, Original Owner: Findlay & Elizabeth Scott

A two-story, wood-frame Minimal Traditional, single-family residence. It has an irregular plan, asymmetrical front (north) façade, one- and two-story massing, and multi-height intersecting gabled roofs. The walls are clad in brick, stucco, and horizontal siding, and the roof is sheathed in composition shingles. Details include paneled door in shallow entry framed by simplified entrance surround with entablature; paired and single four-over-six double-hung windows at the first story; segmental bay with multi-lite windows, brick base, and scroll-sawn wood trim at the first story; paired four-over-four double-hung windows at the second story; pairs of shutter flank some of the windows; oculus window at the second story above the entrance; pedimented front-facing gable end with dovecote; and an attached garage at the east side. The parcel is located on a corner, and the west façade is also visible and features: two four-over-six double-hung windows with shutters and a brick chimney. Related features include brick stairway with wrought-iron railing and a paved drive at the east side of the parcel leading to the garage. Minimal alterations.

97. 55 San Anselmo Ave APN BL/Lot: 3072A/008 Contributor 1929  
Original Architect: Frank Dakin, Original Owner: Horace Orear, Jr.

This is a two-story, wood-frame, Colonial Revival with a gambrel roof, single-family residence. It has a rectangular plan, a symmetrical front facade, a gambrel roof with asphalt shingles, and has wood lap siding. Details include two multi-pane windows and wood shutters with diamond shaped cutouts on the first story; multi-pane windows on the second story; a centered brick chimney at the street elevation; an internal stuccoed chimney at the west elevation. Related features include a sloping front yard with a brick walkway leading to a white picket fence with a gate, behind which the front entry at the east elevation is located; a west side yard driveway leading to a detached garage.

98. 63 San Anselmo Ave APN BL/Lot: 3072A/007 Contributor 1930  
Original Architect: John Foster, Original Builder: J.S. Mulloch  
Original Owner: Gordon & Merced Romey

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A two-story, wood-frame, stucco-clad, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, gable roofs, and is clad in smooth stucco. Details include large arched window at street façade; side yard-facing arched entry with wood balcony above; decorative metal work at windows and under side eaves; red tile roof; decorative chimney with dove-cote; and wood shutters. Related features include a west side yard driveway and front lawn with path to entry patio; no garage. Minimal alterations.

99. 69 San Anselmo Ave APN BL/Lot: 3072A/006 Contributor 1921  
Original Architect: Charles Strothoff, Original Owner: Harvey & Grace Jeffery

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has a rectangular plan, a symmetrical facade, a flat roof, and is clad in stucco. Details include the first story has three-lite windows flanking a centered portico with a crosshead and a balconette above; a wooden door with a fanlite; a small multi-pane window is directly above the front entry on the second story; sets of windows with window boxes on the second story; dentil molding along the roofline; parapets with balustrades at the roofline; a stuccoed chimney at the wet elevation. Related features: a west side yard driveway leading to a detached garage; a gently sloping front yard contains concrete steps and walkways leading to the front entry; a parapet wall with balustrades in front of a front terrace.

100. 75 San Anselmo Ave APN BL/Lot: 3072A/005 Contributor 1945  
Original Architect: John H. Ahnden, Original Owner: Fred Salih

A two-story, wood-frame, Minimal Traditional, single-family residence. It has a rectangular plan, a symmetrical street facade with a narrow, recessed facade, a gable roof with asphalt shingles, and is clad in stucco. Details include the street facade has two small cross gables with windows on the second story and two sets of French doors on the first story; a recessed facade has a three-lite window on the second story above the front entry; a covered porch with arched openings; an arched wooden front door. Related features: a west side yard driveway leading to a detached garage; a gently sloping front yard contains tile steps, a concrete walkway and ramp leading to the front entry.

101. 99 San Anselmo Ave APN BL/Lot: 3072A/004 Contributor 1921  
Original Architect: Walter Falch, Original Owner: Agnes Kellie

A two-story, wood-frame, Mediterranean Revival, single-family residence. It has an irregular plan, a symmetrical street facade with a narrow, recessed facade, a hip roof with slate shingles and a flat roof portion and is clad in stucco. Details include the street facade has grouped multi-pane windows and a centered multi-pane window on the second story, grouped arched French doors with balconettes and decorative molding on the first story, and basement windows; a shallow portico with an arched pediment and columns; a decorative wooden front door with transom windows and sidelites; a slightly recessed facade with grouped multi-pane windows and decorative molding; the secondary facade has grouped arched French doors with a balconette and decorative molding on the first story and grouped multi-pane windows on the second story; a

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stuccoed chimney at the north elevation. Related features: a gently sloping front yard contains brick steps and walkway leading to the front entry; a north side yard driveway leading to a basement garage at the secondary facade.

102. 100 San Anselmo Ave APN BL/Lot: 3074/018 Contributor 1939  
Original Architect: Angus McSweeney, Original Owner: William & Helen Baker

A two-story, wood-frame, Tudor/Normandy, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with wood shingles, and is clad in brick and stucco with half-timbering. Details include the first story is clad in painted brick and has multi-pane windows above the garage; a brick front patio; the front entry is in an attached tower portion of the house with a coned roof with wood shingles; the front door is an arched wood door; a small arched window by the front door; multi-pane dormer casement windows; multi-pane windows on the second story of the tower facade; a painted brick chimney on the west elevation at the secondary visible facade; the secondary visible facade contains dormer windows, multi-pane windows, a balconette at the side facade, and a chimney on the south elevation. Related features: an east side yard driveway leading to an attached basement garage; a terraced front yard contains painted brick retaining walls and planters, brick steps and walkway leading to the brick front patio. The secondary facade contains brick wall fencing, brick walkway and steps leading to a wood gate. Minimal alterations.

103. 115 San Anselmo Ave APN BL/Lot: 3076/064 Noncontributor 1959  
Original Architect: Walter Gnesdiloff, Original Owner: Jack & Ray Pollon

This is a two-story, wood-frame, two-story, Minimal Traditional style residence with a gable roof and a stucco finish. It has a lower story garage entry and a set of stairs accessing the front door, located to one side of the house. This property was built after the period of significance and is not a contributor.

104. 125 San Anselmo Ave APN BL/Lot: 3076/023 Contributor 1930  
Original Architect: Donnell Jaekle, Original Owner: J. Trevorrow

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a gable roof with red tiles, and is clad in stucco. Details include the street facade is a gable roofed portion with an arched window on the first story and two windows with wood shutters on the second story; a side facade with multi-pane windows on the first story and a window with wood shutters on the second story; a recessed facade with a window on the first story and French doors on the second story that open to a balcony; the front entry is between the side and recessed facades with two windows above on the second story; a stuccoed chimney at the east elevation. Related features: a sloping front yard contains a paver walkway and tile steps leading to the front entry; a driveway leading to an integral garage at the basement level.

105. 135 San Anselmo Ave APN BL/Lot: 3076/022 Contributor 1923  
Original Architect: S. Heiman, Original Owner: Bert Nordman

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### Alterations by Appleton & Wolford 1969

A mix of one- and two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, an asymmetrical facade, and a mix of hip and gable roofs with red tiles and is clad in stucco. Details include a front entry that is flanked by two one-story, projecting gable roofed portions with multi-pane windows; multi-pane rectangular and arched windows on the second story; a roofed and arcaded front porch; an arched front door flanked by two small windows; a stuccoed chimney at the west elevation. Related features: a gently sloping front yard contains a tile walkway leading to the front entry; a west side yard driveway leading to an integral garage at the basement level. Both the original plans and the 1928 Sanborn Map confirm the center portion of this house was always two stories. The alterations in 1969 appear to have been focused at the interior of the house.

106. 140 San Anselmo Ave      APN BL/Lot: 3074/001      Contributor      1939  
Original Architect: Angus McSweeney, Original Owner: William & Dorothy Steege

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with a single-story attachment. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in brick and stucco. Details include first story is clad in painted brick; windows with wood shutters; the window above the garage has a security rail; there is a brick front porch with brick steps; the front door is a wood double door with ornamental rectangular windows and a decorative crosshead with engaged columns; the second story has windows with wrought iron balconettes; an arched side door; a painted brick chimney on the east elevation at the secondary visible facade; the secondary facade has a large multi-pane window on the first story, smaller windows on the second story, and stucco wall fencing. Related features: a west side yard driveway leading to an attached basement garage; a terraced front yard contains painted brick retaining walls, and brick steps and walkway leading to the brick front porch. Minimal alterations.

107. 155 San Anselmo Ave      APN BL/Lot: 3076/020      Contributor      1924  
Original Architect: J. W. Gillogley, Original Owner: R. W. Gillogley  
Interior remodel 1961; Interior remodel circa 2010 by Andrew Mann

A mix of one- and two-story, wood-frame, Mediterranean Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include a front entry that is flanked by two one-story, projecting portions with large multi-pane windows with trim; multi-pane windows on the second story; a recessed front porch with an arched porch entry with an ornamental plaque; a wooden front door with sidelites; a stuccoed chimney at the west elevation. Related features: a gently sloping front yard contains paver steps and walkway leading to the front entry; a driveway leading to an integral garage at the basement level. The house's street facing detail remains the same, and the house retains its footprint from the 1928 Sanborn Map.

108. 160 San Anselmo Ave      APN BL/Lot: 3075/001      Contributor      1941  
Original Architect: Henry Gutterson, Original Owner: E. Lorton

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A mix of one- and two-story, wood-frame, Mediterranean Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include multi-pane windows with wood shutters, small multi-pane windows with brackets and painted wood trim at the street facade; multi-pane windows above the front entry on the second story and dentil molding along the roofline; a brick front patio; the front entry has a pedimented opening and a recessed front double-door; a side door with brackets and painted wood trim; the two-story octagonal portion of the house has facades with multi-pane windows; a stuccoed internal chimney on the primary elevation; brick chimneys on north and west elevations; the secondary facade has multi-pane windows, sets of French doors with wood shutters and a balconette. Related features: there is a driveway leading to a basement garage below the secondary facade French doors; a terraced front yard contains brick steps and walkway leading to the front entry; painted brick planters/retaining walls at all facades; brick fencing with a wood gate at the primary façade. Minimally altered at both street facing façades, and the integral garage was original.

109. 165 San Anselmo Ave      APN BL/Lot: 3076/019      Contributor      1926  
Original Architect: None, Original Builder: F. F. Wright, Original Owner: F. F. Wright  
Detached garage at rear 1950, Interior remodel 1996

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has an irregular plan, a symmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include the first story has arched multi-pane windows; the second story has multi-pane windows and a centered multi-pane window with a balconette; a shallowly recessed, arched front porch with decorative trim; an arched front door with sidelites; a stuccoed chimney at the west elevation and an internal chimney. Related features: a sloping front yard contains a paver walkway leading to the front entry; an east side yard driveway leading to a detached garage added in 1950. No significant street facing alterations.

110. 170 San Anselmo Ave      APN BL/Lot: 3075/ 002      Contributor      1923  
Original Architect: Masten & Hurd, Original Owner: Adele Swett

A two-story, wood-frame, Mediterranean Revival, single-family residence with a single-story attachment. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include multi-pane windows on the first story at the street facade; a multi-pane window with molding and guard rail on the second story at the street facade; multi-pane windows at recessed facades; multi-pane windows with wood shutters on the second story and multi-pane arched French doors on the first story at the farthest-recessed facade; the front door is recessed in a roofed, diagonally projecting portion between the farthest-recessed facade and the side facade; stuccoed chimneys at north and south elevations; an internal stuccoed chimney on the east elevation. Related features: a gently sloping front yard has concrete paver steps and walkway leading to a concrete paver patio; stuccoed retaining walls and wood fencing; stuccoed walls with an iron gate leading to the patio; a north side yard driveway leading to an attached basement garage. Minimally altered.

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111. 175 San Anselmo Ave APN BL/Lot: 3076/017 Contributor 1940  
Original Architect: Angus McSweeney, Original Owner: Dr. M. L. Perkins  
Addition 1989

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has an irregular plan, a symmetrical street facade with a narrow, recessed facade, a hip roof with red tiles, and is clad in stucco. Details include the street facade has two sets of multi-pane windows with arched trim on the first story and multi-pane windows with wood shutters and a small, centered window on the second story; a shallowly recessed front porch with an entry that has classical details; a wooden front door; a recessed facade with a multi-pane window on the second story and a door with arched trim on the first story that opens to a porch with a two-story column; a brick chimney at the east elevation and an internal chimney. Related features: a driveway leading to two integral garage doors at the basement level; a sloping front yard contains a paver walkway leading to the front entry.

112. 180 San Anselmo Ave APN BL/Lot: 3075/003 Contributor 1928  
Original Architect: S. A. Born, Original Owner: William & Julie Kreling

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has an irregular plan, a symmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include soffit brackets; multi-pane windows with inset arches and balconettes on the first story; multi-pane windows on the second story; grouped small windows with a balconette above the centered front entry; a recessed covered front porch with arched cutouts, brick steps, decorative columns, a wood front door, and side fenestrations; a decorative stuccoed chimney at the south elevation. Related features: a gently sloping front yard contains brick planters and brick steps and walkway leading to the front porch; a north side yard driveway leading to a sub grade garage in the basement that may have been a later addition. Minimally altered.

113. 195 San Anselmo Ave APN BL/Lot: 3076/016 Contributor 1926  
Original Architect: Charles F. Strothoff, Original Owner: Raymond & Marguerite Ellis  
Interior alterations by Higley 1974; interior alterations by Werner & Sullivan 1988  
Interior remodel by Locus 2001

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include the street facade is a gable roofed portion with French doors with a balconette on the second story and French doors on the first story; a recessed facade with multi-pane windows on the second story and an arched picture window on the first story; a slightly overhanging portion above the front entry with a small arched window; a recessed wooden front door; a stuccoed chimney at the west elevation. Related features: a front courtyard with stucco walls; a paver walkway leading to the front entry; a driveway leading to an integral garage at the basement level, which was original according to architectural plans. Limited exterior alterations to primary façade.

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114. 199 San Anselmo Ave APN BL/Lot: 3076/014 Contributor 1924  
Original Architect: Thomas E. Pring, Original Owner: Mrs. A. E. Denfield  
Alteration by Foster 1932

A two-story, wood-frame, English Cottage-inspired, single-family residence. It has an irregular plan, a symmetrical street facade, a gable roof with asphalt shingles, and is clad in stucco. Details include the street facade is a gable roofed portion with a gable end vent, two multi-pane windows with wood shutters on the second story, and two multi-pane windows on the first story; a curved side facade visible from the street elevation with multi-pane windows; the front entry is at the curved side facade with a gable roofed porch that has an arched porch entry; stuccoed internal chimneys visible from the street elevation. Related features: a gated front yard contains a brick walkway leading to the front entry. Alteration within the period of significance; no significant exterior alterations since.

115. 201 San Anselmo Ave APN BL/Lot: 3105A/001 Contributor 1949  
Original Architect: Theodore Starrett, Original Owner: Minnie Marguleas

A two-story, wood-frame, Minimal Traditional, single-family residence with stucco, brick, and wood cladding. It has an irregular plan, an asymmetrical facade, and a hip roof. Details include brick base as well as brick cladding at entry and second floor above; vertical wood siding with scalloped ends on second floor; front-facing entry portico with square wood columns supporting hip roof; wood paneled front door with sidelights; and exterior brick chimney on north side. Related features include sloping front yard; concrete driveway at south side yard leading to attached two-car garage and side entry gate; brick retaining walls; curved concrete path to front entry.

116. 220 San Anselmo Ave. APN BL/Lot: 3105/003 Contributor 1925  
Original Architect: Willis Polk, Original Owner: W. A. & Sara M. Wothington

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical facade, and a hip roof. Details include Spanish tile roof; unenclosed eaves with exposed rafter tails; wood shutters at second floor windows; second floor porch on south side; and two stucco-clad chimneys; one interior and the other exterior. Related features include sloping front yard with overgrown landscaping; walled entry; concrete driveway at north side yard leading to detached two-car garage at rear of lot. Condition is somewhat dilapidated.

117. 225 San Anselmo Ave APN BL/Lot: 3105A/003 Contributor 1927  
Original Architect: Edward Musson-Sharpe, Original Owner: Frank H. & Violet K. Walker

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical facade, and a gable roof. Details include Spanish tile roof; arched entryway with tile surround; wood paneled and arched front door; second floor balcony supported by carved wood brackets, with wood posts and turned wood balustrade; wood

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shutters with decorative cutouts on most second-floor windows. Related features include raised and terraced front yard with mature date palm; mature Italian cypress; concrete driveway at south side yard leading to attached two-car garage; stone steps with curved and flared sidewalls from sidewalk to curved stone path to front entry.

118. 230 San Anselmo Ave APN BL/Lot: 3105/004 Noncontributor 1953  
Original Architect: Maxwell Stone, Original Owner: Maxwell & Zelma Stone  
Addition/alterations by Hewitt C. Wells 1958, remodel by Walters 1999

A two-story-over basement, wood-frame, single-family residence with no strong stylistic characteristics. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include stucco finish; brick steps lead to recessed front-facing entry with arched entryway supporting balcony above; integrated two-car garage. This property was extensively remodeled after the period of significance and is not a contributor

119. 235 San Anselmo Ave APN BL/Lot: 3105A/005 Contributor 1927  
Original Architect: Masten & Hurd, Original Owner: William B. Swett

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; recessed front-facing entry with twin arches; first floor window openings with sculpted stucco lintels; row of seven arched windows with cast concrete Corinthian capitals and multi-pane leaded glass; wood shutters with geometric designs on first and second floors; second floor balcony with wrought iron balustrade supported by sculpted stucco brackets; sculpted stucco window opening centered above balcony. Related features include sloping front yard; concrete driveway at north side yard leading to detached garage at rear of lot; tiled steps with wrought iron railings from sidewalk leading to a curved and tiled path to tiled steps at front entry.

120. 251 San Anselmo Ave APN BL/Lot: 3105A/007 Contributor 1924  
Original Architect: Roland Irving Stringham, Original Owner: J. W. Fricke

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; recessed front-facing entry with arched entryway beneath a gabled awning clad in Spanish tile and supported by wood brackets; narrow arched window near entry; projecting second floor bay supported by wood brackets and with wood cladding; metal balconette on second floor directly above integrated two car garage; louvered wood shutters on second floor window; and interior stucco-clad chimney. Related features include concrete driveway leads directly from street to integrated two-car garage; brick steps and path from sidewalk to raised brick entry patio with stucco sidewalls.

121. 260 San Anselmo Ave APN BL/Lot: 3105/006 Contributor 1926  
Original Architect: Willis Polk, Original Owner: L. J. & Christie L. Hopkins  
Garage addition by Hal Murphy 1985

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A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an L-shaped plan, an asymmetrical façade, and a hip roof. Details include Spanish tile roof; recessed front-facing entry with square opening and cast stone trim surround; wrought iron security gate within entry; two-story, three-part bay on west side; second floor windowsills and lintels expressed in horizontal stucco bands; unenclosed eaves with exposed rafter tails; copper gutters and downspouts; and interior stucco-clad chimney with arched vents and gable roof clad in Spanish tile. Related features include corner lot; concrete driveway leads directly from street to detached two-car garage; brick steps and path from sidewalk to entry patio. The 1985 garage addition is semi-detached and did not alter the character of either façade of this corner house.

122. 265 San Anselmo Ave      APN BL/Lot: 3105A/008      Contributor      1929  
Original Architect: Masten & Hurd, Original Owner: Hermann A. & Muriel W. Mattern

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; front-facing entry with paneled wood front door and decorative tile surround; second floor balcony supported by carved wood brackets, with wood posts and turned wood balustrade; another second-floor balcony at the gable end is supported by projecting concrete floor with turned wood balustrade. Related features include front yard enclosed by stucco garden wall; tiled steps from sidewalk to tiled path leads to front door; concrete driveway at north side yard leads to detached garage at rear of lot.

123. 270 San Anselmo Ave      APN BL/Lot: 3104/010      Contributor      1924  
Original Architect: Louis M. Upton, Original Owner: L. A. Redman  
Rear and side additions and alterations Kent & Hass 1944, another alteration 1963

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has rectangular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; front-facing entry with arched entryway, paneled wood front door, and decorative cast stone trim with heraldic crest detail at center; small, leaded glass multi-pane window centered directly above entry; first floor windows have wood beam lintels; and second floor balcony at northeast (rear) corner. Related features include corner lot, tiled path from sidewalk to tiled steps at front door; concrete driveway at north side yard leads to integrated garage at rear of house. Alterations to rear of house may include the garage and second floor balcony. The 1944 alteration was within the period of significance and the 1963 changes were focused at the back of the house. No significant alterations at the San Anselmo Avenue façade; some side and rear changes are visible from San Buenaventura Way that do not detract from the original architectural features of this house.

124. 285 San Anselmo Ave      APN BL/Lot: 3105A/009      Contributor      1937  
Original Architect: Unknown, Original Owner: Margaret Durban  
Alterations by Samuel Lightner Hyman and A. Appleton 1937, interior remodel by Scheinholtz Associates 2002

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A three-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a flat roof with a hip parapet. Details include Spanish tile hip parapet; recessed, side-facing entry; three-part bay on third floor; wide, flat eaves; stucco-clad exterior chimney on west side. Related features include corner lot, raised and terraced front yard with and entry-level patio and a lower patio on the north and west sides, both with cast stone balustrades; concrete and brick circular entry drive; cast stone statuary; security walls with metal fencing and concrete posts on north, east, and west edges of lot. Alterations include replacement fenestration in historic locations with wood windows, in-kind stucco cladding at exterior, and possible additions to the interior plan at northeast wing. The 1937 alterations occurred within the period of significance and the 2002 alterations did not alter the Spanish Colonial Revival character of this house.

### **San Benito Way**

125. 10 San Benito Way                      APN BL/Lot: 3072/002                      Contributor                      1924  
Original Architect: E. Holman, Original Owner: Elsie Greenbaum

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has a rectangular plan, symmetrical front façade, and a hipped roof. Details include smooth stucco walls divided by centered recessed porch with arched opening; wood paneled front door with vertical side lights; a balconette with metal railing centered above the entry; two sets of tripartite windows at the first story with vertical casements with inset arch and decorative floral moldings above; second story grouped casement windows centered above the first story openings; generous roof overhang at the hipped roof with a dentil course at the cornice. Related features include slightly terraced lawn with central brick path to terrazzo porch with stuccoed parapet walls. Minimal alterations – the house originally had a red tile roof.

126. 11 San Benito Way                      APN BL/Lot: 3073/025                      Contributor                      1920  
Original Architect: Henry Gutterson, Original Owner: George Dyer

A two-story plus basement, wood-frame, stuccoed, Mediterranean Revival, single-family residence. It has an irregular plan, asymmetrical front (west) facade, and hipped roof with composition shingles. The building has irregular massing with a one-story projection at the façade housing a garage, stair with solid balustrade, and a second-story deck as well as a one-story section at the south elevation. Details include basement-level garage with segmentally arched opening; paneled garage door with glazing; narrow window with metal grille supported by a bracket; paired three-lite casements; three windows at the first story with semicircular-arched plaster fans above; an oriel bay window with wood-panel base and multi-lite windows separated by turned spindles; a solid balustrade with segments of balusters at the second-story deck; four paired casements with shutters at the second story; a shaped parapet at south end of the façade transitioning from two stories to one story; and a stucco-clad chimney close to center of the roof. Related features include concrete retaining walls; concrete stairway leading to the entrance; and a central paved driveway leading to the garage. Minimal alterations.

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127. 20 San Benito Way APN BL/Lot: 3072/003 Contributor 1931  
Original Architect: Donnell Jaekle, Original Owner: William & Augusta Dawson  
Altered by John W. Bagley 1954, carport added 1954, addition for Lattig family 1963

A two-story, wood-frame, stuccoed, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical front (east) facade, and front- and side-facing gabled roofs clad in red tile. The building has a side entrance, not visible from the street. Details at the one-story front wing include a pair of multi-lite casements under a heavy-timber lintel; a decorative dovecote in the gable end; a roof extension that creates a porch with a shaped partial-height sidewall; and a stuccoed chimney at the south elevation. Details at the two-story section include a heavy-timbered second-floor balcony with turned balustrade; exposed purlins at the shallow eaves; six-lite casement windows at the second story; and a stuccoed chimney at the north elevation. Related features include front lawn with a flagstone path leading to an entry porch and a paved drive at the south edge of the parcel leading to a detached garage at the rear of the property. Review of alterations and comparison of original drawings indicates no major exterior street facing alterations.

128. 21 San Benito Way APN BL/Lot: 3073/024 Contributor 1933  
Original Architect: Masten & Hurd, Original Owner: Ralph & Jerita Head

A one-and-a-half story, wood-frame, brick-veneered Tudor Revival/English Cottage, single-family residence. It has an irregular plan and side-facing gabled roof clad in composition shingles. The front (west) façade is somewhat obscured by shrubbery and a below-grade garage. Details include a grouped opening with four diamond-paned leaded-glass windows and transoms; a recessed entrance under an elliptically arched opening; a dogtooth brick course at the eave; hipped dormers with diamond-paned leaded-glass windows; and a chimney at the south elevation. Related features include curved brick retaining walls at the garage; a stone stairway with metal railing; and a short, paved drive at the south side of the parcel leading to the garage. Some alterations: the below-grade garage, not shown on the 1990 Sanborn Map, was executed in a sensitive manner and is compatible with the original house.

129. 24 San Benito Way APN BL/Lot: 3072/004-5 Noncontributor 1922  
Original Architect: Henry Gutterson, Original Owner: Harth Family  
Heavily altered

This house spans two separate parcels and does not resemble the original home built in 1922 that sat on the more northern lot while a rose garden was on the southern lot. The existing house is a two-story plus basement, wood-frame, French Eclectic Revival, single-family residence with a stuccoed and brick veneer finish. It has an irregular plan, side-facing gabled roof clad in composition shingles, and an asymmetrical front (east) facade. Details include a dentil course at the eaves; a one-story projection underneath an extension of the main roof; inset dormer; semi-hexagonal porch with a smaller enclosed turret above; a gabled porch over the entrance with a flattened arch supported by Tuscan columns and capitals; paneled wood door with side lights;

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and single and paired six-lite casements. The south portion of the house—located on a second parcel identified as Resource 131—is a 1994 addition and includes: a second-story balconette under a front-facing intersecting gable, a flattened arch supported by Tuscan columns and capitals, and a metal railing. Related features include the double lot; a brick path and stairway to the entry; paved drive lined by concrete and brick retaining walls; and metal railing along the stairway, parts of the pathway, porch, and the front of residence. Although largely obscured, it appears there is a basement-level garage. The front façade of the original house and the large addition to the south have heavily impacted the integrity of design of this house and it is noncontributing.

130. 27 San Benito Way                      APN BL/Lot: 3073/023                      Contributor                      1924  
Original Architect: Masten & Hurd, Original Owner: Marcus Gunn

A two-story plus basement, wood-frame, stuccoed, Tudor Revival, single-family residence. It has an irregular plan with cross wings, asymmetrical front (west) façade and cross gabled roof. Details include grouped windows consisting of three eight-lite casements at the first and second stories; simple entrance with modern canvas dome awning; leaded-glass window with ornamental plaster panel at the second story above the entrance; second-story oriel window with multi-lite casements supported by brackets; bargeboard ornamented with rinceau pattern; half-timbering in the gable end; pendant and finial at the gable apex; garage at the basement level; and a concrete and brick porch with cast balustrade. Related features include brick stairway and walkway and a paved drive and concrete retaining walls at the south side of the parcel leading to the basement garage. Minimal alterations.

131. 28 San Benito Way                      APN BL/Lot: 3072/005                      Noncontributor (site)                      N/A

This is the second parcel associated with Resource 129 at 24 San Benito Way, the location of the 1994 addition.

132. 35 San Benito Way                      APN BL/Lot: 3073/022                      Contributor                      1918  
Original Architect: Heiman & Schwartz, Original Owner: M.P. Brown

A one-story plus basement, wood-frame, stuccoed, Dutch Revival, single-family residence. It has a symmetrical front (west) façade and an irregular plan with the entrance off a side court at the south elevation (not visible). Intersecting gabled roofs clad in composition shingles top the building. Details include shaped parapeted gable ends at the front and rear sections; three pairs of ten-lite casements at the facade; exposed rafter ends; multi-lite windows at the basement level; and a basement-level one-story garage topped by a flat roof with a balustrade. Related features include a concrete stairway and path along the south side of the parcel leading to the entrance; and a concrete and brick drive and retaining walls leading to the garage at the north side of the parcel. Minimal alterations: a garage was added at the north side of the parcel before 1928.

133. 40 San Benito Way                      APN BL/Lot: 3072/006                      Contributor                      1925  
Original Architect: Masten & Hurd, Original Owner: George & Mary Yater

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Interior renovation and rear one-story addition by Gee 1994

A two-story, wood-frame, stuccoed, French Eclectic Revival, single-family residence. It has an irregular plan with a cross wing, central hipped roof with lower cross gable, and an asymmetrical front (east) facade. Details include a two-story cross wing with cornice returns; second-story overhang; shallow recessed entrance flanked by pairs of blocked columns and pilasters supporting an entablature; a doorway composed of a paneled wood door with side lights; paired 15-lite French doors under an indented semicircular arch at the first story; a tripartite window composed of 15-lite casements at the first story; eight-lite casements (single and paired) at the second story; shutters at many of the windows, and composition shingles on the roof. Related features include tiled front walkway and stairway and a two-track paved drive along the south side of parcel leading to a detached rear garage. Minimal alterations to the street facing façade.

#### **44, 50, and 58 San Benito Way**

Lots in St. Francis Wood went on the market in 1912, and early sales were slow. In an effort to stimulate interest, the Mason-McDuffie firm built the first houses and commissioned Louis Christian Mullgardt, the prominent local architect who became known for his Court of Ages at the 1915 Panama-Pacific International Exposition, to design 44 San Benito Way in 1913. The house was the first in a three-house cluster centered on a common garden called San Benito Court. Henry Gutterson, the supervising architect for the subdivision and the designer of many of its residences, designed the other two houses that formed the courtyard trio, 50 and 58 San Benito Way, in 1914. The center house, House B (50 San Benito Way), was set far back on the lot behind a large garden. Houses A and C (58 and 44 San Benito Way) flanked the court and were oriented side-facing to allow views of and easy access to the common garden. This configuration had the advantage of providing one large, shared garden rather than three smaller separate gardens.<sup>6</sup>

134. 44 San Benito Way                      APN BL/Lot: 3072/007                      Contributor                      1913  
Original Architect: Louis Mullgardt, Original Owner: Mrs. L. D. Rohlf

A wood-frame, stuccoed, Dutch Colonial Revival-influenced, single-family residence. It has an irregular plan, one-story section at the front (east), a two-story section in the center, and a one-story plus basement section at the rear. A side-facing gabled roof with parapeted gable ends tops the front section, intersecting hipped roofs cover the rear sections, and the roof is clad in composition shingles. Details include a grouped opening with three 15-lite French doors, a six-lite casement, and a garage under the main roof. Related features include a two-track drive paved with grass blocks at the north side of the parcel leading to the garage; a brick and concrete-block path along the south side of the parcel leading to a side entrance; and a low, stuccoed-wall and hedge around a front patio. Altered, garage not original.

135. 50 San Benito Way                      APN BL/Lot: 3072/008                      Contributor                      1914  
Original Architect: Henry Gutterson, Original Owner: Florence Pettigrew

<sup>6</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco: Outside Lands Media, 2012), 64-65.

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A two-story, wood-frame, stuccoed, simplified Dutch Revival, single-family residence. It has a rectangular plan, symmetrical front (east) façade, and a side-facing gabled roof with parapeted gable ends and tall chimneys, with Dutch Colonial influence. Details include a wood-panel door with a semicircular-arched transom in a recessed entrance; molding creating a semicircular-arched entrance surround; grouped openings with four six-lite casements on either side of the entrance at the first story; three six-lite casements over the entrance at the second story; and grouped openings with three six-lite casements on each end of the second story. Related features include a concrete walkway with brick borders at the south side of the parcel and a low, stuccoed wall around a forecourt in front of the entrance. Minimal alterations.

136. 58 San Benito Way                      APN BL/Lot: 3072/008                      Contributor                      1914  
Original Architect: Henry Gutterson, Original Owner: H. A. Hickock

A wood-frame, stuccoed, Dutch Colonial Revival-influenced, single-family residence with a symmetrical front (east) facade. It has an irregular plan, one-story section at the front (east), two-story section in the center, and a one-story plus basement section at the rear. Side-facing gables top the front and rear sections, and a hipped roof covers the center section. The roof is clad in red tiles. Details include parapeted gable ends and a grouped opening with six six-lite casements. Although the parcel is midblock, the side (north) façade is the most ornamented and features: a central entrance portico with pillars and simplified capitals, an entablature, and a pedimented gable end; two four-lite windows on either side of the entrance separated by pilasters with simplified capitals; and a six-lite window flanked by four-lite windows at the second story. Related features include a concrete pathway with brick borders along the north side of the parcel leading to the side main entrance, and a paved drive along the south side of the parcel (shared with 64 San Benito Way) leading to an attached garage at the rear of the property. Minimal alterations: a garage was added at the southwest corner of the parcel before 1928, and the roof was originally clad in shingles.

137. 45 San Benito Way                      APN BL/Lot: 3073/021                      Contributor                      1933  
Original Architect: Masten & Hurd, Original Owner: Anne P. Hunt

A two-story, wood-frame, stuccoed, English Cottage, single-family residence. It has a rectangular plan, asymmetrical front (west) façade, and a side-facing steeply pitched gabled roof clad in composition shingles. Details include brick veneer at the façade's first story; grouped opening with five eight-lite casements and four-lite transoms at the first story; paneled wood door in a Tudor-arch opening framed by molding and plaster ornament; grouped openings of two and three diamond-paned leaded-glass casements at the second story; and a stuccoed chimney at the center of the gable apex. Related features include curved concrete stairway with metal railing and a concrete two-track paved drive and retaining wall at the north side of the parcel leading to a detached garage at the rear of the property. Minimal alterations.

138. 55 San Benito Way                      APN BL/Lot: 3073/020                      Contributor                      1955  
Original Architect: John W. Gloe, Original Owner: James & Lillian Turner

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A two-story plus basement, wood-frame, stuccoed, Colonial Revival / Regency, single-family residence. It has an irregular plan, symmetrical front (west) façade, and a hipped roof clad in composition shingles. Details include quoins at the building's corners; centered entry with slightly recessed paneled door; entrance surround with segmentally arched pediment and simplified pilasters; ten-over-ten segmentally arched windows at the first story; octagonal window over the entry at the second story; eight-over-eight double-hung windows at the second story; shutters; stuccoed chimney at the south elevation; and an attached basement-level garage at the façade. Related features include brick stairway and porch with metal railings; low brick retaining walls around a front lawn; a paved drive at the north side of the parcel leading to the garage. Alterations: the garage is not shown on the 1990 Sanborn map and may have been an addition, and the roof was originally clad in red tile.

139. 59 San Benito Way                      APN BL/Lot: 3073/019                      Contributor                      1924  
Original Architect: Milton Morrison, Original Owner: James & Stella Hanley

A two-story, wood-frame, stuccoed, Mediterranean Revival, single-family residence. It has an irregular plan, asymmetrical front (west) facade, and a hipped roof clad in composition shingles. The building has irregular massing with a one-story projection at the south elevation. The main entrance is at the side (south) elevation and is not visible. Details include three pairs of six-lite casements at the first story; wrought-iron balconettes below the first two windows at the first story; segmentally arched indentations with keystones and plaster shield-and-foamate ornament above the first two windows at the first story; two pairs of nine-lite casements at the second story; two stuccoed chimneys at the north elevation; and one stuccoed chimney close to the south elevation. Related features include a concrete stairway and metal railing leading to the side entrance; a paved drive at the north edge of the parcel leading to a detached garage at the rear of the property. The original side entry of this house has been somewhat altered in a manner sensitive to the original architecture.

140. 64 San Benito Way                      APN BL/Lot: 3072/010                      Contributor                      1913  
Original Architect: W. H. Ratcliff, Jr., Original Owner: A. S. Coningham

A two-story, wood-frame, stuccoed, single-family residence. It has an irregular plan, intersecting cross gables clad in composition shingles, parapeted gable ends, and an asymmetrical front (east) facade. The entrance is located on the side (south) elevation and is covered by a modern domed canvas awning. Details at the façade of the projecting wing include a grouped opening containing four eight-lite casements at the first story; a pair of ten-lite French doors at the second story; and a balconette above brackets with metal railing at the second story. Details at the façade of the main block include a large 25-lite semicircular-arched window at the first story and a grouped opening composed of four six-lite casements at the second story. Related features include a concrete path with brick borders and a concrete block addition along the south side of parcel leading to the side entrance; a paved drive along the north side of the parcel (shared with 58 San Benito Way) leading to a detached garage at the rear of the property. Alterations: a garage was added at the northwest corner of the parcel before 1928; the path at south side of

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parcel has been expanded to create a parking area and the front has a second story addition above entry.

141. 65 San Benito Way APN BL/Lot: 3073/018 Contributor 1914  
Original Architect: Albert Farr, Original Owner: Edward & Myra Smith

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has an irregular plan, symmetrical front (west) façade (excluding the side entrance), and a flat roof. The main entrance is located on the north (side) elevation and is obscured by shrubbery. Details include grouped opening with four 18-lite casements at the first story; four pairs of eight-lite casements at the second story; a simple stringcourse wrapping the visible facades below the second-story sills; exposed rafters and brackets in open soffits; and a stuccoed chimney at the south elevation. Related features include a concrete and brick stairway and walkway with brick diamonds and a paved two-track drive at the north edge of the parcel leading to freestanding garage at the rear of the property. Minimal alterations.

142. 72 San Benito Way APN BL/Lot: 3072/011 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Walter B. Wentz

A two-story, wood-frame, stuccoed, Tudor Revival style, single-family residence. It has an irregular plan, intersecting steeply pitched cross gables clad in composition shingles, and an asymmetrical front (east) facade. Details include half timbering and a decorative bargeboard at the front-facing gable; grouped windows with three eight-lite casements at the first and second stories of the front wing; an entrance at the main block of the building (obscured by shrubbery); a pair of eight-lite French doors at the first story; and two oriel windows supported by brackets with multiple six-lite casements at the second story. Related features include a concrete block path to the entrance and a paved drive along the north side of the parcel leading to a detached garage at the rear of the property. Minimal alterations.

143. 75 San Benito Way APN BL/Lot: 3073/017 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: A. R. & Ruby Atwood

A two-and-a-half story, wood-frame, stuccoed, Colonial Revival, single-family residence. It has an irregular plan, symmetrical front (west) façade, and a hipped roof clad in composition shingles. Details include center recessed entrance with 15-lite door and ornamented wrought-iron grille; an entrance surround composed of three concentric moldings, a shield, an entablature with arabesques in the frieze, and finials at the corners; pairs of eight-lite French doors at the first story with metal balconettes; a small double-hung window framed by shutters with cut-out-topiary above a wood panel at the second story; metal balconette resting on the entry's entablature; pairs of three-lite casements at the second story; a shed-roof dormer with grouped window composed of four three-lite casements; and an internal stuccoed chimney at the south elevation. Related features include terraced front yard; brick stairway and walkway with metal railing, and a two-track paved drive along the south side of the parcel leading to a detached garage at the rear of the property. Minimal alterations.

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144. 77 San Benito Way APN BL/Lot: 3073/016 Contributor 1928  
Original Architect: G. P. Mouille, Original Owner: Edward & Helen Howitt

A two-story, wood-frame, stuccoed, Mediterranean Revival, single-family residence. It has an irregular plan and an asymmetrical front (west) facade. The building has irregular massing with a one-story section with gabled roof at the front and a two-story section with a hipped roof at the rear. Details of the one-story section include two pairs of eight-lite casements underneath indented semicircular arches with shield-and-swag ornament on the façade; triangular-arch lattice vent in the gable end; small cornice returns; buttresses at each end of the façade; and pairs of eight-lite casements on the side elevations. Details of the two-story section include six-over-one double-hung windows at the first and second stories; center stucco chimney; recessed entrance at the south end of the façade; a pair of eight-lite casements in the entry (door not visible); indented semicircular arch over the entrance; and a brick stairway with solid stuccoed balustrade at the porch. Related features include a concrete stairway leading to the entrance; a paved two-track drive at the south edge of the parcel leading to a detached garage at the rear of the property. Minimal alterations: historically the residence had a red tile roof.

145. 80 San Benito Way APN BL/Lot: 3072/012 Contributor 1916  
Original Architect: Albert Farr, Original Owner: Irene Sullivan

A two-story, wood-frame, single-family residence with a stuccoed finish and a brick-clad watertable. This house may have originally had a wood shingle finish. It was stuccoed at an unknown date; neither the 1928 nor 1950 Sanborn Map indicate a plaster exterior. It has an irregular plan, intersecting low-pitched hipped roofs clad in composition shingles, and a symmetrical façade (excluding the recessed side entrance). Details at the façade include second-story overhang with molding and brackets; grouped opening at the first story consisting of a 16-over-1 double-hung window flanked by narrow four-over-one double-hung windows; and a ten-over-one double-hung window at the center of the second story bordered by eight-over-one double-hung windows. The doorway is obscured, but other details at the stepped-back entrance at the south elevation include a second-story overhang; a geometric stuccoed stringcourse; a round multi-lite window; stuccoed corner post; a stuccoed stepped balustrade; and a brick stairway and porch floor. Related features include a two-track concrete-block drive along the south side of the parcel leading to a detached garage at the rear of the property and a brick walk to the side entry. Minimal alterations.

146. 85 San Benito Way APN BL/Lot: 3073/015 Contributor 1925  
Original Architect: Wilber Peugh, Original Owner: Dr. Latimer Callander

A two-story, wood-frame, stuccoed, Spanish Colonial Revival, single-family residence. It has an irregular plan, symmetrical front (west) facade, a hipped roof with red tile, and a flat roof with built-up roofing. Details include center segmentally arched entrance; slightly recessed wood panel door; small windows with ornamental wrought-iron grilles framing the entrance; pairs of three-lite casements at the first and second stories; lintels over first-story windows; a one-over-

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one double-hung window above a wood panel at the center of the second story; a metal balconette on consoles below the center window at the second story; and a stuccoed chimney with arched openings and a cap at the south elevation. Related features include brick stairway to the entrance and a paved drive at the north side of parcel leading to a detached garage at the rear of the property. Minimal alterations.

147. 90 San Benito Way APN BL/Lot: 3072/013 Contributor 1935  
Original Architect: Masten & Hurd, Original Owner: Milton & Babette Dean  
One-story addition at the rear by Appleton & Wolford 1963

A two-story, wood-frame, stuccoed, French Eclectic / Tudor Revival, single-family residence. It has an irregular plan and intersecting steeply pitched hipped roofs with varied eave heights clad in slate tiles. The building has an asymmetrical front (east) façade with projecting wing. Details at the projecting wing include pairs of three-lite French doors with shutters at the first story, paired eight-lite casements at the second story; a wall dormer at the second story; and a stuccoed chimney with a tall cylindrical top at the north elevation. Details at the facade of the main block of the building include a paneled door with segmentally arched four-lite transom; half-timbered second story with overhang supported by brackets; and paired twelve-light French doors above a wrought-iron balcony. Related features include a flagstone path to the entrance and a paved two-track drive along south side of the parcel leading to a detached garage at the rear of the property. The one-story, 1963 addition does not impact the primary street façade, which remains intact.

148. 110 San Benito Way APN BL/Lot: 3102/002 Contributor 1923  
Original Architect: Anthony J. Horstmann, Original Owner: Samuel J. & Anna May Warren  
Garage 1966

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; side-facing entry; three-part double-height bay on the south side; wood shutters on second floor; stucco chimney on north side. Related features include a concrete driveway on the south side leading to a detached one-car garage at rear of lot; concrete path from sidewalk leading to side entry.

149. 111 San Benito Way APN BL/Lot: 3103/022 Contributor 1922  
Original Architect: Henry H. Gutterson, Original Owner: Edith B. Eason  
One-story addition at rear 1950

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include side-facing entry; metal balconettes over first floor windows with arched lintels; stucco banding at second floor; wood shutters on second floor windows; and exterior stucco chimney on south side. Related features include sloping front yard, brick steps and concrete path from sidewalk to side entry; a concrete and grass driveway on the south side. The one-story addition at the rear does not impair the front street facing façade.

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150. 120 San Benito Way APN BL/Lot: 3102/003 Contributor 1923  
Original Architect: Frederick G. Munk Jr., Original Owner: Jourdana B. Kessler

A two-story, wood-frame, Classical Revival, single-family residence with stucco finish. It has a square plan, a symmetrical façade, and a hip roof. Details include front facing door with sidelights and transom; entry flanked by Doric columns supporting a pedimented portico; metal balconettes over front windows; planter boxes with brackets beneath second floor windows; wood shutters on second floor windows; and bracketed eaves. Related features include low brick retaining wall; brick path from sidewalk leading to brick steps at entry; a concrete driveway on the south side.

151. 121 San Benito Way APN BL/Lot: 3103/021 Contributor 1925  
Original Architect: Edward Musson-Sharpe, Original Owner: George J. & Mary G. McCarthy

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; front-facing recessed entry with stucco quoins, arch and circular medallion details; two small windows covered by metal screens directly above entry; metal balconettes over second floor windows; bracketed eaves. Related features include sloping front yard; curved concrete steps with flared sidewalls and wrought iron railings from sidewalk to side entry; a concrete driveway at the south yard leading to a detached garage at the rear of the lot.

152. 130 San Benito Way APN BL/Lot: 3102/004 Contributor 1926  
Original Architect: Willis E. Huson, Original Owner: Pearl Nobel Abramson  
Interior remodel by Brayton, Hughes & Smith Architecture Studio 2000

A two-story, wood-frame, Tudor Revival, single-family residence with clay tiles, half-timbering, and brick. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include gable ends with half-timbering, diagonally-arranged brick, and carved wood fascia boards; clay tile walls with soldier course brick window lintels; front-facing recessed entry with arched entryway and flared roof above; decorative copper lantern at entry; wood shutters on the second floor with floral cutouts; exposed rafter tails; and exterior tile chimney with copper cap. Related features include brick path from sidewalk to brick entry steps; a concrete and grass driveway at the south yard. Interior remodel in 2000 did not impact exterior features.

153. 135 San Benito Way APN BL/Lot: 3103/020 Contributor 1925  
Original Architect: Thomas J. Kent, Original Owner: Belinda Stanton Kent  
Garden 1998

A two-and-a-half story, wood-frame, English Cottage, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a steeply pitched gable roof. Details include side-facing entry; first floor front picture window with transom and sidelights; second floor overhangs first floor slightly with wood brackets beneath; prominent attic window at gable end;

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and a stucco-clad chimney on south side. Related features include a concrete driveway at the north side yard leading to a small, detached garage at the rear of the property.

154. 140 San Benito Way      APN BL/Lot: 3102/005      Contributor      1924  
Original Architect: Masten & Hurd, Original Owner: Le Roy & Berta M. Brooks  
Rear addition by Natkin & Weber 1976

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include front-facing recessed entry with arched and paneled front door; stucco quoins with arch details at entry; wood balconette with brackets and turned balustrade over recessed second floor window centered above entry; metal balconettes over second floor windows which have arches and fans rendered in stucco above. Related features include raised front patio; concrete path from sidewalk leading to brick entry steps; a concrete and grass driveway at the south yard. The 1976 addition is located at the rear of the house and did not result in any street facing alterations.

155. 141 San Benito Way      APN BL/Lot: 3103/019      Contributor      1924  
Original Architect: Charles F. Strothoff, Original Owner: C. A. & Alice M. Pistolesi  
Rear alteration 1955

A two-story-over-basement, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; front-facing recessed entry flanked by Doric columns supporting a flat portico with wood molding and trim; paired windows on the first floor with metal balconettes, arched lintels, and pilasters between; heraldic shields rendered in cast plaster centered above first floor windows; wood shutters with floral cutouts on the center second floor window. Related features include sloping front yard with concrete block retaining wall and brick steps to a brick entry patio with metal railing; a concrete driveway leads directly to an integrated one-car garage, which appears in original plans. A 1955 rear addition did not result in any alterations to the primary façade.

156. 145 San Benito Way      APN BL/Lot: 3103/018      Contributor      1914  
Original Architect: J. E. Krafft & Sons, Original Owner: Annie L. Cornahrens  
Garage constructed 1940

A two-story-over-basement, wood-frame, Craftsman, single-family residence with stucco finish and brick base. It has an irregular plan, a symmetrical façade, and a gable roof. Details include bracketed roof eaves; entry porch with arched entryway and brick column; brick-clad base with two basement level windows covered by metal security grills; front picture window with multi-pane transom and sidelights; and stucco-clad chimney on north side. Related features include raised and terraced front yard with brick retaining wall; two sets of brick steps to entry porch; a concrete and brick driveway at the south yard, shared with adjacent property to the south, leads directly to a detached one-car garage at the rear of the lot built in 1940.

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157. 150 San Benito Way APN BL/Lot: 3102/006 Contributor 1922  
Original Architect: Julius Berge (designer), Original Owner: L. K. Siverson  
First interior remodel by Norman H. Dyer 1968, second interior remodel by William Hong 1983

A two-story, wood-frame, Craftsman/Eclectic, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a gable roof. Details include bracketed roof eaves; side-facing entry with arched entryway; brick entry patio; half-round louvered attic vent at gable end; projecting bay on first floor with multi-pane casement windows; exterior stucco-clad chimney on south side. Related features include concrete path from sidewalk to brick steps and entry porch and a concrete driveway on the south yard. Interior remodel projects have not impacted the primary façade.

158. 155 San Benito Way APN BL/Lot: 3103/017 Contributor 1921  
Original Architect: Henry H. Gutterson, Original Owner: Della M. Hopkins  
Garden by Neelu Ladav Associates 2001

A two-story-over-basement, wood-frame, Dutch Colonial/Gambrel Roof, single-family residence with stucco and shingle cladding. It has a square plan, a symmetrical façade, and a primary gambrel roof with a secondary hip roof. Details include front-facing entry with paired, square columns supporting an arched portico with a hip-and-gable jerkinhead roof; stucco cladding on the first floor and shingle siding on the second floor gable end; louvered attic vent at gable end; and small, basement level windows; Related features include sloped and terraced front yard with stucco and brick retaining wall; brick steps to front entry with stucco sidewalls and metal handrails; entry steps have stepped sidewalls capped with brick; a concrete driveway on the south yard shared with adjacent property to the north, leading to a small, one-car detached garage at the rear of the lot.

159. 160 San Benito Way APN BL/Lot: 3102/007 Contributor 1924  
Original Architect: B. Cooper Corbett, Original Owner: Hosmer Rolph

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include recessed, front-facing entry with arched entryway flanked by stucco scored to appear as blocks with a scrolled bracket and finials; two, small windows with arched lintels centered directly above entry; curved metal balconettes at second floor windows; and stucco-clad chimney on south side. Related features include tiled path from sidewalk to front entry; a concrete and grass driveway at the south yard leading to a detached, two-car garage at the rear of the lot.

160. 170 San Benito Way APN BL/Lot: 3102/008 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Owner: Miley B. Wesson  
Addition 1981

A two-story, wood-frame, English Cottage, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a steeply pitched gable, and hip-and-gable jerkinhead

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roof elements. Details include side-facing entry; twin windows with arched lintels at the first floor, narrow attic window with arched lintel; and lead window muntins and thick wood trim. Related features include a sloping front yard with brick steps and brick sidewalls leading to side entry and a concrete and brick driveway at the north side yard leading to a small, detached garage at the rear of the property built in 1923. A 1981 addition at the rear enlarged a bedroom and did not result in changes to the primary façade.

161. 171 San Benito Way APN BL/Lot: 3103/015 Contributor 1914  
Original Architect: Henry H. Gutterson, Original Owner: Roy & Estelle Witbeck

A two-story-over-basement, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and hip and gable roof forms. Details include half-timbering at first and second floors directly above integrated basement-level garage; first floor windows with diamond-shaped lead muntins; second floor slightly overhangs first floor with wood brackets between; newer basement level windows; and a second-floor window with metal balconette. Related features include wide double lot; raised front yard with concrete retaining wall capped in brick; tiled steps and path to side-facing entry; concrete driveway from street leads directly to basement-level integrated one-car garage. Alterations include basement level windows.

162. 180 San Benito Way APN BL/Lot: 3102/009 Contributor 1932  
Original Architect: Masten & Hurd, Original Owner: Dudley W. & Frances R. Bennett  
Carport at rear by Lloyd Gartner 1950

A two-story, wood-frame, English Cottage, single-family residence with stucco finish. It has a square plan, an asymmetrical façade, and a steeply pitched pyramidal roof. Details include pyramidal roof clad in flat pan tile with central brick chimney; shallow, three-part bay on first floor with hip roof also clad in flat pan tile; front-facing recessed entry; brick base with integrated planters; second floor windows with diamond-shaped lead muntins; gabled dormers over second floor window; and copper gutters and downspouts. Related features include sloping front yard with stone steps and path leading from sidewalk to entry; with brick steps and brick sidewalls leading to side entry; concrete and grass driveway at the north side yard leading to a small, detached carport and garage at the rear of the property. The addition of the carport and garage did not change the primary street façade of this house.

163. 183 San Benito Way APN BL/Lot: 3103/014 Contributor 1939  
Original Architect: Frank Farnscopf, Original Owner: Louis P. Steller  
Alterations 1939

A two-story-over-basement, wood-frame, English Cottage, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a gable roof. Details include side-facing entry; slate tile roof; metal balconettes over paired replacement windows with arched lintels on first floor; second floor 'shutters' expressed in stucco; copper gutters and downspouts; and stucco-clad exterior chimney on north side. Related features include sloping front lawn;

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concrete driveway at south side yard. Early alterations are within the period of significance; later window replacements occurred in original window locations and are compatible.

164. 190 San Benito Way APN BL/Lot: 3102/010 Contributor 1927  
Original Architect: Masten & Hurd, Original Owner: George C. & Ethel F. Dickey  
Addition 1959, remodel 1978

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a gable and shed roof forms. Details include front entry porch supported by two circular columns; first floor windows with arched lintels and covered by metal balconette (south side only); brick base and integrated planter at basement level; Spanish tile attic vents at gable end; basement level integrated one-car garage with shed roof; Related features include sloping front lawn; concrete driveway at south side yard leading to integrated garage; concrete path from driveway to brick steps at entry. Alterations include an addition on south side consisting of basement-level garage and room above. These changes are of highly compatible nature and do not detract from the primary street facing façade.

### **San Buenaventura Way**

165. 20 San Buenaventura Way APN BL/Lot: 3074/003 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Locke Breaux, Jr.

A two-story, wood-frame, Monterey Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include the first story has sets of multi-pane French doors with decorative wood headers and shutters; a wood front door in a recessed cutout; the second story has multi-pane windows with decorative wood trim and shutters at the street facade; a multi-pane window and a covered projecting balcony with decorative timber columns, cantilever beams, railing, and French doors on the second story at the recessed facade; a slightly off-center stucco chimney on the street facing elevation; Related features: a north side yard driveway leading to a detached garage; a wood fence; a flat front yard contains a concrete walkway to the front entry.

166. 35 San Buenaventura Way APN BL/Lot: 3075/009 Contributor 1938  
Original Architect: Charles F. Strothoff, Original Owner: W. G. & Jeanne B. Hazlett

A two-story, wood-frame, Hollywood Regency, single-family residence. It has an irregular plan, an asymmetrical front facade, a hip roof with red tiles, and is clad in stucco on the first story and horizontal wood-siding on the second story. Details include multi-pane windows with wood shutters and a set of small single-pane windows with an engaged column in the center on the first story; multi-paned windows on the second story, with a covered balcony in front of the central four windows; the front entry has a wood door with decorative wood trim and brick steps; stuccoed chimneys at the north and south elevations. Related features include a terraced front

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yard with curved brick stairs and walkway and wood grain stamped concrete retaining walls; a driveway and detached garage located at the south side yard. Minimally altered.

167. 40 San Buenaventura Way APN BL/Lot: 3074/004 Noncontributor 1948  
Original Architect: None, Original Builder: Salih Brothers, Original Owner: Lee M. Salih

A two-story, wood-frame, altered Spanish Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include large, non-original windows on the first story that appear to have been extensively expanded; the entry has a small paver landing with paver steps; an arched wood front door with a domed awning; a stuccoed chimney on the north elevation; replacement windows throughout. The replacement smooth stucco appears to have impacted the window reveals and trim. Related features: a south side yard driveway leading to a detached garage; a flat front yard includes a concrete walkway to the front entry. The enlargement of the first story front windows, replacement of other windows and stucco treatment result in this house being noncontributing.

168. 50 San Buenaventura Way APN BL/Lot: 3074/005 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: R. B. & Margaret Motherwell

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include the first story has sets of multi-pane French doors with headers and a wood front door; the second story has multi-pane windows with decorative wood shutters; a covered balcony over the front entry with decorative wood columns, railing, bracket, cantilever beams, and a half-lit wood door; a slightly off-center painted brick chimney on the street facing elevation. Related features: a north side yard driveway leading to a detached garage; a flat front yard contains a brick walkway to the front entry and a timber frame raised planter; a stucco wall with an arched gateway and ornamental wrought iron gate leading to the back patio. Minimally altered.

169. 55 San Buenaventura Way APN BL/Lot: 3075/007 Contributor 1941  
Original Architect: Martin Rist, Original Owner: Victor & Jeannette Burner

A two-story, wood-frame, Hollywood Regency, single-family residence. It has an irregular plan, an asymmetrical front facade, a hip roof with red tiles, and is clad in stucco on the first story and wood-siding on the second story. Details include multi-pane windows with wood shutters; small multi-pane and decorative windows; an octagonal central window on the second story above the front entry; two-story bay window at the south front facade; the front entry has a wrought iron porch with decorative hood and brick steps; a chimney at the south elevation. Related features include a terraced front yard with brick stairs and walkway and concrete retaining walls; a driveway and detached garage located at the north side yard. Minimally altered.

170. 70 San Buenaventura Way APN BL/Lot: 3074/007 Contributor 1935  
Original Architect: Masten & Hurd, Original Owner: Ralph & Jerita Blair Head

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A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with red tiles, and is clad in stucco. Details include multi-pane windows, one of which has a projecting roof and guard rails; a wood double-door entry/garage door; a chimney on the street elevation. Related features: driveway leads to an integral garage; a flat front yard contains a paver walkway to a gate. Garage altered.

171. 100 San Buenaventura Way APN BL/Lot: 3104/001 Contributor 1938  
Original Architect: Unknown, Original Owner: George M. & Vivian H. Mann

A two-story-over-basement, wood-frame, Minimal Traditional, single-family residence with brick and wood cladding. It has an irregular plan, an asymmetrical facade, and a gable roof. Details include recessed front-facing entry with arched entryway; wood paneled front door with sidelights; second floor balcony supported by wood brackets and paired and turned wood columns; wrought iron balcony railing with decorative swag details; wood shutters on first and second floor windows; brick cladding on first floor with horizontal wood channel siding on the second floor; and exterior brick chimney on north side. Related features include large corner lot at San Buenaventura Way and St. Francis Boulevard; concrete driveway on south side yard from St. Francis Boulevard to detached garage at rear of lot; brick path and stairs to entry.

172. 120 San Buenaventura Way APN BL/Lot: 3104/004 Noncontributor 1965  
Original Architect: Appleton & Wolfard, Original Owner: Joseph & Belle Marguleas

A two-story, wood-frame, Spanish Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical facade, and a hip roof. Details include Spanish tile roof; recessed front-facing entry; wide, flat eaves; ribbon windows meeting at the southeast corner on the second floor; and interior stucco-clad chimney. Related features include concrete driveway from street leading directly to an integrated two-car garage; brick path leading from sidewalk to entry; brick walls enclose front yard patio. This property was built after the period of significance and is not a contributor.

173. 130 San Buenaventura Way APN BL/Lot: 3104/005 Contributor 1927  
Original Architect: Masten & Hurd, Original Owner: Carl J. Simpson  
Interior remodel by Anne Laird-Blanton 1989

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical facade, and a gable roof. Details include Spanish tile roof; recessed front-facing entry with decorative tile trim; second floor balcony supported by wood brackets, square wood columns, and wood railing; French doors on second floor lead out to balcony; and stucco-clad chimney on south side. Related features include concrete driveway at south side yard leading to a detached two-car garage at the rear of the lot; concrete path leading from sidewalk to entry; arched entry gate at south side yard. The 1989 interior remodel did not alter the primary facade of this house.

174. 135 San Buenaventura Way APN BL/Lot: 3104/005 Contributor 1934

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Original Architect: Masten & Hurd, Original Owner: Leland & Kathleen H. Kaiser  
Alterations by Kent & Hass 1940

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a gable roof. Details include Spanish tile roof; recessed front-facing entry porch with square wood columns; board-and-batten siding on second floor volume directly above entry porch; wood balconette with turned wood balustrade at second floor gable end window; second floor balcony on south side with square wood columns and turned wood balustrade; Related features include sloping front yard with concrete steps with metal railing leading to entry porch; concrete driveway at south north yard leading to a detached two-car garage at the rear of the lot. In 1940, a portion of the second story was infilled under the gabled porch. This was completed within the period of significance and did not significantly change the primary façade of this house.

175. 145 San Buenaventura Way APN BL/Lot: 3105/008 Contributor 1926  
Original Architect: Masten & Hurd, Original Owner: Milton & Ethel L. Clark

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; recessed front-facing entry with decorative tile trim; front entry portico with a single stucco column supporting a wood framed trellis; French doors on second floor lead out to shallow balcony with a wrought iron railing; and exterior, stucco-clad chimney at south side with copper cap. Related features include sloping front yard with stone retaining wall; concrete steps and path leading from sidewalk to entry; concrete and grass driveway at north side yard leading to a detached two-car garage at the rear of the lot.

176. 150 San Buenaventura Way APN BL/Lot: 3105/006 Contributor 1936  
Original Architect: Charles R. Lindley, Original Owner: Concetta H. Rector  
Alteration by John G. Kelley 1954, interior remodel by Michell Benjamin 2002

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; recessed front-facing entry with arched entryway; wood paneled and arched front door; stucco tracery directly above front door; horizontal stucco band at second floor level; wood shutters on first and second floor windows; copper gutters and downspouts; and unenclosed eaves with exposed rafter tails. Related features include concrete path leading from sidewalk to concrete steps at front entry; stamped concrete driveway on north side yard leading to a detached, two-car garage at the rear of the lot. Alterations in 1954, within the period of significance, and 2002 did not change the primary façade of this home.

177. 160 San Buenaventura Way APN BL/Lot: 3104/008 Contributor 1937  
Original Architect: Masten, Hurd & Roeth, Original Owner: Thomas & Myrtle Nelson  
Rear second story addition by Kent & Hass 1945

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A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; recessed front-facing entry flanked by fluted pilasters; second floor balcony supported by wood brackets, square wood columns, and wood railing; second floor overhangs first floor at primary gable end; and wood shutters on some first-floor windows. Related features include concrete driveway at north side yard leading to a detached two-car garage at the rear of the lot; stone and brick path leading from sidewalk to entry. The 1945 second story addition was at the rear of the house over an existing room; it did not change the street facing façade of the house.

178. 165 San Buenaventura Way APN BL/Lot: 3105/012 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Owner: Colbert Coldwell  
Garage at rear of lot, 1996-97

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; slightly curving front façade; recessed front-facing entry with a row of three arches supported by two Doric columns; wood front door with fanlight transom; recessed, second floor balcony with square wood posts and wood railing; and Spanish tile attic vents at gable ends. Related features include sloping front lawn with curved concrete and brick path leading from sidewalk to front entry, trellised wood gates on north and south sides; two-car garage at rear of lot accessed from San Anselmo Avenue. Alterations include detached garage at rear of lot, not visible from San Buenaventura Way, and visible from San Anselmo Avenue. The same footprint with the one-story rear element appears on the 1928 Sanborn. Map.

### **San Fernando Way**

179. 1 San Fernando Way APN BL/Lot: 3070/020 Contributor 1913  
Original Architect: Ward & Blohme, Original Owner: Max M. & Joseph M. Dill

A two-story, wood-frame, Classical Revival, single-family residence. It has a rectangular plan, symmetrical front façade, and a gable roof. The east and west facing gables are shingled. Details include overhang at the gable roof with a modillion course at the cornice; second story double-hung windows centered above first story openings; centered front porch with columns; centered upper story balcony with metal railing at front façade; brick chimney at south gable end. Related features include low brick wall at north side yard; detached garage at north side yard; paved path to entry; driveway with small, detached garage, likely a later addition, located at south side yard.

180. 2 San Fernando Way APN BL/Lot: 3069/001 Contributor 1922  
Original Architect: Charles F. Strothoff, Original Owner: Vera W. Strub  
Carport added 1955

A two-story, wood-frame, Tudor Revival, single-family residence with basement and stucco finish. It has an irregular plan, asymmetrical front façade, and a shingled hipped roof with front-facing wing at the south side. Details include recessed round-arched entry; overhanging upper

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story with half-timbering and multi-paned arch window centered above entry; multi-paned double-hung windows; first story balconette with metal railing at front-facing wing; internal chimney; chimney at north side. Related features include brick steps to entry; brick paving at east side; paved drive to small, detached garage, likely a later addition, at rear. The 1955 carport is free-standing at the rear of the lot and not readily visible from the street.

181. 35 San Fernando Way      APN BL/Lot: 3070/017      Contributor      1926  
Original Architect: Unknown, Original Owner: Maybell Y. Snow

A two-story, wood-frame, Colonial Revival, single-family residence. It has a rectangular plan, symmetrical front façade, and a gable roof. The east and west facing gables are shingled. Details include multi-paned, double-hung windows with wood shutters and decorative scroll cutouts; centered recessed porch columns; entry door with elliptical fanlight above and sidelights; chimney at north gable end; internal chimney at south side. Related features include slightly terraced lawn with path to brick entry stairway; driveway at south side yard to small, detached garage in rear.

182. 38 San Fernando Way      APN BL/Lot: 3069/002      Contributor      1926  
Original Architect: Harvey E. Harris, Original Owner: Harry & Margaret A. Bird  
Patio and sunporch at rear of house added in 1958

A two-story, wood-frame, Colonial Revival, single-family residence with basement. It has an irregular plan, symmetrical front façade, and shingled gable roofs. Details include multi-paned double-hung windows with wood shutters; large arched window with sidelights centered above entry; generous roof overhang at east facing gable roof with decorative modillions at cornice; recessed segmental arched entry with sidelights and open pediment above. Related features include paved driveway at north side yard with integral garage; centered brick path to entry; metal fence at front side yard. A sun porch and patio at the rear of the house were added in 1958; otherwise minimally altered.

183. 45 San Fernando Way      APN BL/Lot: 3070/016      Contributor      1924  
Original Architect: Charles F. Strothoff, Original Owner: Charles T. Spader

A two-story, wood-frame, Mediterranean Revival, single-family residence with basement and stucco finish. It has an irregular plan, asymmetrical front façade, and a shingled hipped roof with boxed eaves. Details include multi-paned windows; oriel on west projecting façade; balconettes with metal railing; recessed entry with decorative arch molding; brick chimney at south side. Related features include integral garage centered under west projecting façade; slightly terraced front yard; low masonry wall with brick coping and columns at front yard; stone path to entry.

184. 55 San Fernando Way      APN BL/Lot: 3070/015      Contributor      1920  
Original Architect: C.W. McCall, Original Owner: James Grieg

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A two-story, wood-frame, French Eclectic / French Revival, single-family residence with stucco finish. It has an irregular plan, symmetrical front façade, and shingled hipped roof with a dentil course at the cornice. Details include arched entry with quoins at sides and broken pediment above; balconette with open segmental pediment centered above entry; quoins at east projecting façade; double horizontal trim course at upper story; upper story balconettes with French doors; hipped roof dormers with casement windows at main west and south sides; chimney at north. Related features include paved driveway at north side yard with small, detached garage in the rear; central path to entry; raised terrace with stucco wall and balusters at entry.

185. 65 San Fernando Way      APN BL/Lot: 3070/014      Contributor      1913  
Original Architect: Howard A. Peterson (designer), Original Owner: J.M & Eva H. Kemp  
Garage added 1924

A two-story, wood-frame, Italian Renaissance Revival, single-family residence with basement and stucco finish. It has a rectangular plan, asymmetrical front façade, and a shingled hipped roof. Details include wide eaves with decorative brackets; trim course at upper story; oriel at east façade with decorative brackets; upper story balconies at south and north sides; stucco chimney at south. Related features include paved driveway to integral garage centered under oriel at west side; terraced yard at west side with steps to entry at north. Garage added early in period of significance; otherwise minimally altered.

186. 66 San Fernando Way      APN BL/Lot: 3069/004      Contributor      1921  
Original Architect: Henry H. Gutterson, Original Owner: Robert M. Searls

A two-story, wood-frame, Colonial / Shingle, single-family residence with shingled walls. It has an irregular plan, asymmetrical front façade, and shingled gable roofs. Details include recessed side entry with columns at north side; multi-paned single story bay window at street façade with balustrade balcony centered above; transom windows at first story; trim course at upper story; gable dormer at street façade; internal chimney at gable ridge; chimney at west side. Related features include porch at street façade with pergola and plain supports; paved path to entry; driveway at south side yard to small, detached garage in rear; metal fence at street side.

187. 75 San Fernando Way      APN BL/Lot: 3070/013      Contributor      1925  
Original Architect: Masten & Hurd, Original Owner: William A. & Annie R. Goericke

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, asymmetrical front façade, and tiled gable roofs. Details include centered recessed porch with arched opening; paired multi-paned casement windows at first story with decorative floral moldings above; paired multi-paned casement windows at second story centered above first story openings with wooden shutters; overhang at second story front façade with decorative supports; chimney at south side; internal chimney at north ridge. Related features include slightly sloped lawn; paved path to entry; paved driveway at north side yard to small, detached garage in rear.

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188. 80 San Fernando Way APN BL/Lot: 3069/006 Contributor 1920  
Original Architect: Henry H. Gutterson, Original Owner: Gertrude Wiseman Neyland

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, asymmetrical front façade, and shingled gable roofs. Details include recessed brick porch with arched opening and arched wooden door; oriel centered above entry with multi-paned casement windows; boxed eaves at gable roof with brackets; stucco-clad chimney at south side with brick dove-cote; internal chimney at north side. Related features include paved path to entry with brick inset; small, detached garage at north side yard with driveway.

189. 115 San Fernando Way APN BL/Lot: 3100/019 Contributor 1930  
Original Architect: Masten & Hurd, Original Owner: Irving H. & Hilda A. Granicher

A two-story, wood-frame, stucco-clad, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, gable roofs, and is clad in smooth stucco. Details include side yard-facing entry porch with wood balcony above; French doors leading out to a second-floor balconette covered by a half-domed fabric awning; red tile roof; red tile roof vents at the gable end; and wood shutters. Related features include a north side yard driveway and terraced front lawn with brick path to entry patio; detached garage at rear of property. Minimal alterations.

190. 120 San Fernando Way APN BL/Lot: 3099/002 Contributor 1929  
Original Architect: Albert Farr, Original Owner: Anthony S. & Dorothy A. Devoto

A two-story, wood-frame, stucco-clad, Mediterranean Revival, single-family residence. It has an irregular plan, symmetrical facades, hip roofs, and is clad in smooth stucco. Details include side yard-facing entry porch with arched opening; red tile roof; exposed rafter tails; second floor balconette centered above the entryway; decorative chimney with a gabled roof clad in red tile; decorative stucco keystones centered above window frames; and wood shutters. Related features include a south side yard driveway and front lawn with brick path to entry; front patio with cast concrete balustrades; detached garage at rear of property. Minimal alterations.

191. 125 San Fernando Way APN BL/Lot: 3100/018 Contributor 1924  
Original Architect: Charles F. Strothoff, Original Owner: Emily E. Kendrick

A two-story, wood-frame, stucco-clad, English Cottage style, single-family residence. It has a rectangular plan, asymmetrical front facade, hip and gable roofs, and is clad in smooth stucco. Details include front-facing recessed entry with arched opening; metal balconette over first floor windows; arched window on second floor with curved metal balconette; wood shutters with decorative cutouts on second floor window; and arched and louvered attic vent at the primary gable end. Related features include a south side yard driveway and terraced front lawn with brick path to entry, detached garage at rear of property. Minimally altered, new asphalt shingle roofing material.

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192. 130 San Fernando Way APN BL/Lot: 3099/003 Contributor 1915  
Original Architect: Henry H. Gutterson, Original Owner: Weymouth M. & Genevieve M. Roberts  
Second story infill above porch by S. Robert Politzer 1992

A two-story, wood-frame, stucco-clad, Craftsman style, single-family residence. It has a rectangular plan, asymmetrical front facade, hip roofs, and is clad in smooth stucco. Details include front-facing entry with columns supporting a hip awning roof; wood frame ribbon windows with multi-light transoms on first floor; and front door with sidelights and transom above. Related features include a south side yard driveway enclosed by a metal gate and detached garage at rear of property. Alterations include second story infill above porch, a change completed in sensitive manner that does not impact the integrity of this Craftsman style home.

193. 135 San Fernando Way APN BL/Lot: 3100/017 Contributor 1927  
Original Architect: Charles F. Strothoff, Original Owner: Elliott M. & Marguerite Pena Smith  
Interior remodel and integral garage added by Bruce C. Dodd 1992

A two-story, wood-frame, stucco-clad, Tudor Revival, single-family residence. It has an L-shaped plan, symmetrical front facade, steeply pitched roofs, and is clad in smooth stucco. Details include half-timbering at gable front, front-facing recessed entry with flattened arch opening; raised front patio with cast concrete balustrade above an integrated single-car garage. Related features include front-facing driveway with low retaining wall, brick path and steps to entry. Integral garage added at front in sensitive manner including retaining original porch configuration, otherwise minimal alterations to exterior.

194. 140 San Fernando Way APN BL/Lot: 3099/004 Noncontributor 1921  
Original Architect: Henry H. Gutterson, Original Owner: E. A. Crellin  
Garden 1963, garage 1980

A two-story, wood-frame, stucco-clad, single-family residence with no strong stylistic characteristics. It has a rectangular plan, symmetrical front facade, hip roof, and is clad in smooth stucco and vertical wood boards. Details include corner windows on second floor with vertical wood boards between them, expressed front chimney clad in stucco, side-facing entry; and wood framed porte cochere over south side driveway supporting enclosed, second floor porch. Related features include south-side yard driveway with detached garage at rear of lot. Substantial alterations include a porte cochere and second story porch addition, as well as material changes to the front façade and a newer garage.

195. 145 San Fernando Way APN BL/Lot: 3100/016 Contributor 1916  
Original Architect: J. E. (Elmer) Krafft & Sons, Original Owner: Grace E. Levy  
Interior remodel by Richard Crandall 1983

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A two-story, wood-frame, shingle-clad, Craftsman style, single-family residence with shingled siding. It has an irregular plan, symmetrical front facade, and a hip roof. Details include exposed rafter tails at eaves; raised basement; wood frame windows with multi-pane transoms; and side-facing entry porch with square corner column. Related features include south-side driveway with detached garage in rear, brick path and steps to entry. Minimal exterior alterations.

196. 150 San Fernando Way APN BL/Lot: 3099/005 Contributor 1916  
Original Architect: Henry H. Gutterson, Original Owner: Robert W. & Lisle R. Seyms

A two-story, wood-frame, stucco-clad, Craftsman style, single-family residence. It has a square plan, asymmetrical front facade, and a shallow-angle gable roof. Details include exposed eaves with decorative rafter tails; horizontal stucco bands on second floor; and front-facing recessed entry porch beneath peaked entryway and gable roof. Related features include south-side driveway with detached garage in rear; brick steps to entry. Minimal alterations.

197. 155 San Fernando Way APN BL/Lot: 3100/015 Contributor 1922  
Original Architect: John K. Branner, Original Owner: Ernest Charles & Margaret Evans Dickson  
Addition by Edmond DeMartini 1953

A two-story, wood-frame, stucco-clad, Colonial Revival, single-family residence. It has a rectangular plan, asymmetrical front facade, and a hip roof. Details include fluted pilasters and broken pediment details around front entry; wood paneled front door with fanlight; wood shutters; and exterior brick chimney on south side. Related features include north-side driveway with detached garage in rear; brick steps to entry; trellised wood fence at south side. Minimal alterations, addition was completed within period of significance.

198. 160 San Fernando Way APN BL/Lot: 3099/006 Contributor 1923  
Original Architect: A.E. Richards (Designer), Original Owner: Victor F. & Bernice Lucchetti  
Interior remodel by Andy Forrest 1997

A two-story, wood-frame, stucco-clad, Colonial Revival, single-family residence. It has a rectangular plan, symmetrical front facade, and a hip roof. Details include entry portico with paired, fluted columns supporting a shallow balcony with turned wood balusters; French front doors with fanlight transom; French doors opens on to balcony above; arched window headers with decorative plaster swag-and-bow details; enclosed eaves; attic dormers with fanlights and gable roofs; and exterior stucco chimney on south side. Related features include north-side driveway with detached garage in rear, brick path and steps to entry. Minimal exterior alterations aside from asphalt shingle roof cladding.

199. 165 San Fernando Way APN BL/Lot: 3100/014 Contributor 1921  
Original Architect: Henry H. Gutterson, Original Owner: Charles Walter Hood

A two-story, wood-frame, brick, Classical Revival, single-family residence. It has a rectangular plan, symmetrical front facade, and a hip roof. Details include side entry with arched, brick

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entryway; row of three arched brick windows with circular stucco details on first floor; three-part bay on south side; soldier-course brick windowsills and headers; and exterior brick chimney on south side. Related features include south-side driveway with detached garage in rear, brick path to entry. Replacement windows in historic locations, otherwise minimal exterior alterations.

200. 170 San Fernando Way APN BL/Lot: 3099/007 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Ada L. Dunham

A two-story, wood-frame, stucco-clad, Mediterranean Revival, single-family residence. It has an irregular plan, symmetrical front facade, and a hip roof. Details include side-facing entry with wood corbels supporting a second-floor projection with paired and arched windows; two large, arched windows with decorative quoins on the front facade, each containing French doors and fanlight transoms; and exposed eaves with rafter tails; Related features include south-side driveway; concrete path leading to brick entry steps and patio. Minimal alterations aside from asphalt shingle roof cladding.

201. 175 San Fernando Way APN BL/Lot: 3100/013 Noncontributor 1914  
Original Architect: Henry H. Gutterson, Original Owner: Ida Frances Shipman  
Garage 1941

A two-story, single-family residence. While this house generally maintains its form and massing, all windows and doors have been replaced, the stucco has been replaced, and it was stripped of ornament and roofing material that conveyed its style. This house is noncontributing.

202. 180 San Fernando Way APN BL/Lot: 3099/008 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Frank More

A two-story, wood-frame, stucco-clad, Spanish Colonial Revival, single-family residence. It has an irregular plan, symmetrical front facade, and a gable roof. Details include Spanish tile roof; Spanish tile attic vents at front gable end; side-facing entry; and curved metal balconettes beneath second floor windows. Related features include mature palm in front yard; south-side driveway; concrete path leading to brick entry steps and patio. Minimal alterations.

### **San Jacinto Way**

203. 11 San Jacinto Way APN BL/Lot: 3078/020 Noncontributor 1982  
Original Architect: Jerry Taylor, Original Owner: Robert & Barbara Voss

This two-story, wood-frame, stucco-clad, Colonial Revival inspired residence had an integral garage at the first story, a front entry stair leading to a porch over the garage and a projecting bay window. This property was built after the period of significance and is not a contributor.

204. 19 San Jacinto Way APN BL/Lot: 3078/019 Contributor 1954  
Original Architect: M. Santarelli, Original Owner: Warren & Leta Geidt

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This two-story, wood-frame, wood-sided on the second story and stucco-clad on the first story, Minimal Traditional style residence has a front entry stair leading to a covered front porch. It has windows with wood shutters on the first story and asymmetrically placed windows on the second story.

205. 25 San Jacinto Way APN BL/Lot: 3078/031 Noncontributor 1974  
Original Architect: Shaw & Peterson, Original Owner: Jerome & Vera Davidovich

This two-story, wood-frame, stucco clad, Classical Revival style residence had an integral garage at the first story, a front entry stair leading to a porch covered front. This property was built after the period of significance and is not a contributor.

206. 27 San Jacinto Way APN BL/Lot: 3078/030 Noncontributor 1966  
Original Architect: M. W. Cristoffer, Original Owner: Kenneth G. Vincent

This three-story, wood-frame, stucco-clad, residence has an integral garage at the basement level, a front entry stair leading to a front patio over the garage and a projecting portion at an angle. This property was built after the period of significance and is not a contributor.

207. 32 San Jacinto Way APN BL/Lot: 3078/030 Noncontributor 1983  
Original Architect: Harold C. Dow, Original Owner: Mr. & Mrs. Thomas Moore

This is a two-story, Minimal Tradition style house with an integral garage. There are three large plate glass windows across the upper story; one has a metal balconette. There is an integral chimney and a side stair that leads to the main entry.

208. 36 San Jacinto Way APN BL/Lot: 3078/030 Contributor 1938  
Original Architect: Miller & Warnecke, Original Owner: Henry C. Clausen  
Rear addition by Arthur Larsen 1986

This is a two-story, wood-frame, stucco-clad residence with varied roof forms capped in their original red clay roofing tiles. The house is Spanish Revival in character, has an irregular plan, integral garage and is built into the hillside. The primary entry is from a courtyard created by the driveway wing. The house has a mix of window types, including some with wrought iron grilles. Minimally altered at primary façade; the rear addition did not alter the street façade of this house.

### **San Leandro Way**

209. 11 San Leandro Way APN BL/Lot: 3071/024 Contributor 1921  
Original Architect: Henry H. Gutterson, Original Owner: W. Edward & Genevieve Owen Chamberlain  
Addition 1925

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A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, asymmetrical façades, and a shingled hipped roof. Details include arched porch with column and balustrade; broad overhanging eaves at hipped roof; paired multi-paned casement windows; chimney at east side; internal chimney. Related features include terraced lawn at west side yard; path and stairs to entry with decorative metal railing; small, detached garage in rear at south side yard. Addition completed within period of significance.

210. 12 San Leandro Way APN BL/Lot: 3070/002 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Charles O. & Mabel B. Lendelof  
Interior remodel (kitchen) by Carlene Anderson Builder, Winans Construction, 1995

A two-story, wood-frame, Colonial Revival, single-family residence with stucco finish. It has a rectangular plan, asymmetrical façades, and a shingled hipped roof. Details include recessed entry with open pediment, fan light, and columns; multi-paned double-hung windows at first story set in decorative blind arches with decorative plaster swags-and-bow details; multi-paned double-hung windows centered above first story openings with wooden shutters; stucco-clad chimney at north and south sides. Related features include path to entry at north side yard; driveway to small, detached garage in rear at south side yard. Alterations to rear fenestration and deck added to west façade. Minimal exterior alterations; 1995 interior kitchen remodel.

211. 15 San Leandro Way APN BL/Lot: 3071/023 Contributor 1933  
Original Architect: Masten & Hurd, Original Owner: Gibson McConnell

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, asymmetrical facades, and tiled gable roofs. Details include multi-paned paired windows at first story street façade; roofed balcony with elaborate metal railing over entry at south side; internal chimney at the north. Related features include slightly sloped lawn at west side yard; paved stairs and path to entry; paved driveway to small, detached garage in rear at south side yard.

212. 20 San Leandro Way APN BL/Lot: 3070/003 Contributor 1925  
Original Architect: Henry H. Gutterson, Original Owner: George W. & Ann E. Stackman

A two-story, wood-frame, Tudor Revival, single-family residence with stucco finish. It has a rectangular plan, asymmetrical front façades, and a shingled hip roof with longer front eave and a steep pitch front facing gable. Details include varied roof eave heights; arched entry, grouped multi-paned windows, and half timbering at front façade first story; first story grouped multi-paned windows and upper story oriel at front facing gable façade; shed dormer and arched top dormer with multi-paned windows above entry at front façade; stucco-clad chimney at north and south sides. Related features include curved brick path to entry; paved driveway to small, detached garage in rear at south side yard.

213. 29 San Leandro Way APN BL/Lot: 3071/021 Contributor 1922  
Original Architect: Charles O. Clausen, Original Builder: Morrison Bros.

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Original Owner: Arnold Haase

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, symmetrical front façade, and tiled a hipped roof with projecting wings at varying heights. Details include blind arches above first story openings at front façade; decorative shutters and balconettes with metal railing at first and second story openings; paired multi-paned casement windows at front façade second story; center entry at front façade with glass block sidelights; large glass block openings at left and right of entry set in blind arches; stucco-clad chimney at south side with tiled dovecote. Related features include terraced yard at west side; path with metal railing to brick porch at entry; paved driveway at north side yard leading to a detached rear garage.

214. 30 San Leandro Way APN BL/Lot: 3070/004 Contributor 1919  
Original Architect: Gertrude Comfort, Original Owner: Robert J. & Thelma McKim  
Rear addition 1935 added second story to one-story rear portion, second alteration 1976

A two-story, wood-frame, French Eclectic French Revival, single-family residence with stucco finish. It has a rectangular plan, asymmetrical façades, and a shingled hip roof with broad overhangs. Details include hexagonal tower at street façade with half timbering and varying height multi-casement windows; multi-paned bay window at street façade with multi-paned casement centered above at second story; frieze at hipped roof; side entry at south side; internal chimney. Related features include paved path at south side yard to entry with railing; driveway at north side yard to small, detached garage in rear. The 1937 alteration at the rear was completed within the period of significance; the second alteration appear to have been interior in nature. No significant street facing changes have occurred.

215. 36 San Leandro Way APN BL/Lot: 3070/005 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: Arthur F. & Louise B. King

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, symmetrical front façade, and a shingled hipped roof with open wide eave overhangs. Details include centered entry with columns and pilasters to sides of door; elaborate open porch roof and single multi-paned window centered above entry; paired multi-paned casement windows at front façade first story with grouped multi-paned windows centered above; chimney at south side; internal chimney. Related features include centered path to brick entry with metal railing; paved driveway at south side yard to small, detached garage in rear.

216. 45 San Leandro Way APN BL/Lot: 3071/021 Contributor 1915  
Original Architect: Henry H. Gutterson, Original Owner: Victory V. Pinney

A two-story, wood-frame, Craftsman, single-family residence. It has a rectangular plan, symmetrical front façade, and a shingled hipped roof with small gable at front façade. Details include wide unenclosed eave overhangs; side entry at north side; grouped cottage windows at front façade second story centered over first story grouped cottage windows with wooden

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shutters; exposed rafter tails at second story overhang; balconette with elaborate metal railing at first story front façade; trim board at second story and exterior wall corners; chimney at south and north sides. Related features include slightly sloped lawn at west side yard with path to brick entry and paved driveway at south side yard to small, detached garage in rear.

217. 50 San Leandro Way APN BL/Lot: 3070/006 Contributor 1925  
Original Architect: B. Cooper Corbett, Original Owner: Lorenzo Edward & Kathleen M. Murphy  
Garage by architect Henry H. Gutterson 1945, addition by architect Dennis J. Neeley 1988

A two-story, wood-frame, Mediterranean Revival, single-family residence with basement and stucco finish. It has an irregular plan, symmetrical front façade, and a tiled hipped roof with projecting wings. Details include wide unenclosed eave overhangs; centered arched entryway with small classical columns and elaborate molding above; large arched multi-paned casement windows at first story with decorative columns at sides; arched multi-paned casement windows with elaborate molding and decorative mullions centered above first story openings; arched balcony centered above entry at front façade; chimney at south side with dovecote and internal chimney. Related features include paved path to entry with brick borders; paved driveway at south side yard to small, detached garage in rear built within the period of significance. House has a 1998 rear addition, minimal alterations to primary façade.

218. 51 San Leandro Way APN BL/Lot: 3071/019 Contributor 1916  
Original Architect: Foulkes and Hildebrand, Original Owner: Herbert F. & Hazel M. Hellwig  
Interior remodel 1952

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, symmetrical front façade, and asymmetrical shingled gable roofs at varying heights with wide unenclosed eaves. Details include enclosed side entry at south; first story balcony with elaborate metal railing and multi-paned French doors with sidelights and transom windows; second story balconette with decorative stucco or cast concrete brackets centered above first story balcony; segmental arch multi-paned windows at front façade second story with decorative molding; segmental arch roof eave centered at front façade and side entry; two stucco-clad chimneys at north side. Related features include slightly sloped lawn at west side yard; paved path to brick side entry and low stucco walls with brick coping; paved driveway at north side yard to small, detached garage in rear. Minimally altered at primary façade.

219. 52 San Leandro Way APN BL/Lot: 3070/019 Contributor 1917  
Original Architect: Falch & Knoll, Original Owner: Edith Wallace Copp  
Garage 1955, addition 1957, garage alterations by architects Appleton & Wolfard 1968

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, symmetrical front façade, and hipped roof eyebrow dormers. Details include first story grouped arched windows at front façade with multi-paned sidelights and arched fanlights; raised terrace with balustrade at front façade; second story multi-paned double-hung windows with keystone above; eyebrow roof dormers at front and south sides; recessed

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arched entry at south side; internal chimney at north side and exterior chimney at west. Related features include brick path to entry at south side yard; paved driveway at north side yard to garage in rear. Garage and rear additions do not impact primary façade.

220. 55 San Leandro Way APN BL/Lot: 3071/018 Contributor 1923  
Original Architect: Walter C. Falch, Original Owner: Edna K. Shapiro

A two-story, wood-frame, Colonial Revival, single-family residence with stucco finish. It has an irregular plan, symmetrical front façade, and a tiled hipped roof. Details include slight boxed eave overhang at hipped roof with a dentil course at the cornice; segmental arched center entry with sidelights, fanlight and open arch pediment above, pilasters and columns at sides; grouped multi-paned windows at first story set in decorative blind arches; paired multi-paned double-hung windows centered above first story openings; stucco-clad chimney at south side and internal chimney at north side. Related features include slightly sloped lawn at west side yard; centered brick path to entry with low stucco walls; paved driveway at south side yard with brick inset to small, detached garage in rear. Minimally altered.

221. 60 San Leandro Way APN BL/Lot 3070/008 Noncontributor 1958  
Original Architect (Draftsman): Contractors Drafting Service, Original Owner: William & Grace Hornblower

A two-story, wood-frame, single-family residence with a Minimal Traditional style. It has a rectangular plan and a hip and gable roof. Tiled steps lead to south side entrance located on the second floor, enclosed by wrought iron security gate. Details include stucco siding, decorative, wrought iron balconette and wide picture window at second floor, and a brick veneer base at the garage level. Related features include an integral, front-facing, two-car garage, concrete path and driveway. This house was constructed outside the period of significance and is noncontributing.

222. 67 San Leandro Way APN BL/Lot: 3071/017 Contributor 1922  
Original Architect: Julia Morgan, Original Owner: A.S. Wirtner

A two-story, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, symmetrical front façade, and a steeply pitched shingled gable roof with wings and gable dormers. Details include timber framing on openings; grouped diamond shaped paned and arched windows with transoms at front façade first story; oriel with baluster mullion details centered above first story openings at front façade; recessed side entry at north façade with Tudor arch elaboration and carved linenfold front door; and exterior, stucco-clad chimney at north side and internal chimney at east main gable ridge. Related features include paved driveway with brick inset at north side yard to small, detached garage in rear.

223. 70 San Leandro Way APN BL/Lot: 3070/009 Contributor 1948  
Original Architect: Henry Doelger, Original Owner: George R. & Kathryn P. Reilly  
Addition by architect Dachauer & Parrinello 1971

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A two-story, wood-frame, French Renaissance Revival, single-family residence with stucco finish. It has an irregular plan, symmetrical front projecting façade, and a shingled hipped roof with little to no overhang. Details include dentil course at hipped roof cornice; quoins at front side; grouped multi-paned windows centered at front façade first story; prominent lintel detail at first story opening; multi-paned double-hung windows at second story; entry at north side with elaborate molding above; elliptical window at second story above entry; internal chimney at hipped roof ridge. Related features include brick steps to entry and paved driveway at north side yard to small, detached garage in rear. Minimally altered.

224. 75 San Leandro Way      APN BL/Lot: 3071/016      Contributor      1953  
Original Architect: Warren Charles Perry, Original Owner: Dr. & Mrs. Philip H. Arnot  
Addition by architect Warren Charles Perry 1974

A two-story, wood-frame, Colonial Revival, single-family residence with basement and thin horizontal timber cladding. It has an irregular plan, symmetrical front façade, and a shingled gable roof with rear projecting wing. Details include front façade centered entry with open pediment above and multi-paned double-hung windows at side; multi-paned double-hung windows with pediment above at front façade first story; multi-paned double-hung windows with wooden shutters centered above first story openings; internal chimneys at north and south gable roof ends. Related features include brick driveway to integral garage at north side; brick stairway to brick open porch at entry; terraced front side yard with brick retaining walls. The addition of an integral garage was completed by the original architect in a sensitive manner; otherwise minimally altered.

225. 78 San Leandro Way      APN BL/Lot: 3070/010      Contributor      1922  
Original Architect: Charles F. Strothoff, Original Owner: Eva L. Kortick

A two-story, wood-frame, Tudor Revival, single-family residence with basement and stucco finish. It has a rectangular plan, asymmetrical front façade, and a shingled hipped roof with gable at north side. Details include recessed segmental arched entry at south side; overhanging second story with half timbering at front façade; second story multi-paned oriel at front façade centered above first story multi-paned casement windows; two-story bay with multi-paned windows at south side; large multi-paned arched window below gable at north second story; brick and stucco chimney with chimney pots at north. Related features include driveway at south side yard to small, detached garage in rear; paved path to entry with metal railing at steps.

226. 110 San Leandro Way      APN BL/Lot: 3100/002      Contributor      1925  
Original Architect: B. Cooper Corbett, Original Owner: John & Rose C. Hepburn

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with a stucco finish. It has a square plan, symmetrical front façade, and a hipped roof. Details include Spanish tile roof; elaborate stucco details surrounding the recessed, front-facing entry with incorporated balconette on the second floor; arched window headers on the first floor, and wood shutters on

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the second floor. Related features include driveway at south side yard to small, detached garage in rear; brick path from sidewalk to entry.

227. 115 San Leandro Way APN BL/Lot: 3101/018 Contributor 1920  
Original Architect: Charles F. Strothoff, Original Builder: Nelson Brothers, Original Owner:  
James F. Gurley  
Rear addition by Erland Siren 1948

A two-story, wood-frame, English Cottage, single-family residence with a stucco finish. It has a square plan, symmetrical front façade, and hipped, gable, and curvilinear roof forms. Details include curvilinear roof over arched entry; hip-and-gable jerkinhead roof centered on the second floor; multi-pane, wood frame front door with sidelights; louvered attic vents on the gable ends of the first floor; and wood framed planter boxes supported by carved wood corbels beneath picture windows. Related features include driveway at south side yard to small, detached garage in rear; raised and terraced front yard with twin concrete steps leading to walled entry patio. The 1948 rear addition was completed within the period of significance.

228. 120 San Leandro Way APN BL/Lot: 3100/003 Contributor 1925  
Original Architect: Ida McCain, Original Owner: R. F. & Ruth W. Pray

A two-story, wood-frame, Mediterranean Revival, single-family residence with a stucco finish. It has a square plan, symmetrical front façade, and a hipped roof. Details include recessed, front-facing entry with metal balconette above; entry flanked by terra cotta planters; and metal balconettes on the first-floor windows. Related features include driveway at south side yard to small, detached garage in rear; brick and stamped concrete path from sidewalk leading to curved brick stairs at entry.

229. 125 San Leandro Way APN BL/Lot: 3101/017 Contributor 1921  
Original Architect: Charles F. Strothoff, Original Owner: Geneva S. Prince  
Entry porch revision by Strothoff 1928

A two-story, wood-frame, Dutch Colonial Revival, single-family residence with a stucco finish. It has a rectangular plan, symmetrical front façade, and a gambrel roof with a front jerkinhead roof detail. Details include side-facing entry within a large, enclosed side porch comprised almost entirely of multi-pane wood windows; shed-roof dormers on the south side; and wood framed planter box support by wood brackets beneath central, second floor window. Related features include brick driveway at south side yard leading to small, detached garage in rear; raised front yard with brick and concrete steps leading from sidewalk to side entry. Minimal alterations, 1928 porch revision was completed within period of significance by the original architect.

230. 130 San Leandro Way APN BL/Lot: 3100/004 Contributor 1925  
Original Architect: Walter L. Brodrick, Original Owner: H.A. & Ruth Sperb  
Interior remodel 1960

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A two-story, wood-frame, Tudor Revival, single-family residence with a stucco finish. It has an irregular plan, asymmetrical front façade, and a gable roof. Details include half-timbering on the second floor; thick, 'cake-frosting' style stucco application, front-facing, recessed entry with curved side walls and arched entryway; and second floor dormers with hipped roofs. Related features include concrete driveway at south side yard; flagstone path leading from sidewalk to front entry. Minimal exterior alterations.

231. 135 San Leandro Way APN BL/Lot: 3101/016 Contributor 1925  
Original Architect: B. Cooper Corbett, Original Owner: Jean & Mildred Blum

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with a stucco finish. It has a square plan, symmetrical front façade, and a hipped roof. Details include Spanish tile roof cladding, front-facing entry flanked by turned columns supporting a broken pediment with decorative urns; twin arched windows on second floor centered above entry; and metal balconettes on second floor windows. Related features include cobblestone driveway at south side yard to two-car detached garage in rear; raised and terraced front yard with brick steps and path from sidewalk to entry.

232. 139 San Leandro Way APN BL/Lot: 3101/015 Contributor 1914  
Original Architect: C.M. Cook, Original Owner: Agnes C. Grove  
Partial second story infill 1958

A two-story, wood-frame, Craftsman, single-family residence with a stucco finish. It has an irregular plan, asymmetrical front façade, and a gable roof. Details include columned entry supporting a gable roof with decoratively carved beam ends and vertical wood details, unenclosed eaves with exposed rafter tails; and a three-part window bay on the second floor beneath a gable end roof supported by three decoratively carved beam ends matching those found at the entry. Related features include concrete driveway at south side yard, raised and terraced front yard with brick steps and path from sidewalk to entry. Some front window replacements. The 1958 partial second story infill was executed in a sensitive manner and did not change the overall Craftsman character of this house.

233. 140 San Leandro Way APN BL/Lot: 3100/005 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Howard E. & Lynna R. Mohr  
Interior remodel by Peter Vandine 2005

A two-story, wood-frame, English Cottage, single-family residence with a stucco finish. It has an irregular plan, asymmetrical front façade, and a hip roof. Details include front portico with arched entryway and side walls comprised of brick in a decorative, basketweave arrangement; and a three-part window bay on north elevation. Related features include concrete and brick driveway at south side yard to small, detached garage in rear; concrete and brick path from sidewalk leading to brick front steps. Minimal exterior alterations.

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234. 150 San Leandro Way APN BL/Lot: 3100/006 Contributor 1924  
Original Architect: Earle B. Bertz, Original Owner: Carlton & Eleanor Davis

A two-story, wood-frame, English Cottage, single-family residence with a stucco finish. It has an irregular plan, a symmetrical front façade, and a gable roof. Details include side-entry portico with arched entryway; a second floor that projects slightly from the first, three-part window bay centered on north elevation flanked by wood trellises. Related features include concrete driveway at south side yard; concrete from sidewalk leading to brick front steps.

235. 155 San Leandro Way APN BL/Lot: 3101/014 Contributor 1925  
Original Architect: Anthony J. Horstmann, Original Owner: Cecile R. Cunha  
Addition at rear 1954; interior remodel and foundation repair 1975

A two-story, wood-frame, Mediterranean Revival, single-family residence with a stucco finish. It has a rectangular plan, symmetrical front façade, and a hipped roof. Details include Spanish tile roof; side-facing entry with arched entryway; stucco chimney centered on the front faced; metal balconettes on the first-floor windows; and three-part window bay on the south elevation. Related features include concrete driveway at south side yard leading to small, detached garage in rear; raised and terraced front yard with brick steps and path from sidewalk leading to side entry. Minimal alterations at front façade; addition at rear 1954 within period of significance; interior remodel and foundation repair 1975.

236. 160 San Leandro Way APN BL/Lot: 3100/007 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Roberta H. Pleas

A two-story, wood-frame, English Cottage, single-family residence with a stucco finish. It has an irregular plan, asymmetrical front façade, and a gable roof. Details include recessed front entry with arched entryway; and a three-part window bay on south elevation. Related features include concrete driveway at south side yard to integrated garage in rear; concrete path from sidewalk leading to brick front steps with wrought iron handrails.

237. 163 San Leandro Way APN BL/Lot: 3101/013 Contributor 1914  
Original Architect: Henry H. Gutterson, Original Owner: Edgar L & Anne E. Carlie  
Addition at rear by Archimedia 1980

A two-story, wood-frame, Colonial Revival, single-family residence with shingle and brick cladding. It has a square plan, an asymmetrical front façade, and a gable roof. Details include shingle cladding; front-entry with arched entryway supported by carved wood brackets; a second-floor balcony with wood balustrade centered above entry; brick base; and a brick chimney on south elevation. Related features include concrete driveway at south side yard; raised and terraced front yard with brick steps leading to front entry. Addition in 1980 at rear; minimal alterations at primary façade.

238. 170 San Leandro Way APN BL/Lot: 3100/008 Contributor 1925

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Original Architect: Masten & Hurd, Original Owner: V. G. & Anna Bell Ambrose

A two-story, wood-frame, Mediterranean Revival, single-family residence with a stucco finish. It has a rectangular plan, an asymmetrical front façade, and a hipped roof. Details include side-facing entry with stucco wall fountain; half-timbering on the second-floor wall directly above entry; first floor Palladian style windows with arched lintels; metal balconettes on the second-floor windows; and wood shutters. Related features include concrete driveway at south side yard; concrete path from sidewalk leading to side entry.

239. 175 San Leandro Way APN BL/Lot: 3101/012 Contributor 1919  
Original Architect: A.C. Hamerton, Original Owner: Dr. John Chalfant

A two-story, wood-frame, Mediterranean Revival, single-family residence with basement, and a stucco finish. It has a rectangular plan, a symmetrical front façade, and a hipped roof. Details include side-facing entry; first floor windows with metal balconettes and arched transoms and lintels; enclosed eaves with decorative wood brackets and dentil molding. Related features include concrete driveway at south side yard leading to a detached garage; raised and terraced front yard.

240. 180 San Leandro Way APN BL/Lot: 3100/009 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: V. K. Wolcott  
Rear addition by John A. Schlenke 1992

A two-story, wood-frame, Mediterranean Revival, single-family residence with basement, and a stucco finish. It has an irregular plan, a symmetrical front façade, and a hipped roof. Details include front-facing entry flanked by stucco quoins with a decorative stucco heraldic crest above; wood shutters with floral cutouts on second floor windows; and stucco chimney. Related features include concrete driveway at south side yard and concrete path from sidewalk to brick steps at entry. Rear addition does not impact historic character of primary façade; otherwise minimally altered.

241. 185 San Leandro Way APN BL/Lot: 3101/011 Contributor 1927  
Original Architect, Andrew T. Knoll, Original Owner: Lew E. & Eugenie K. Wallace  
Remodel and second story rear addition by Stephen Antonaros 2001

A two-story, wood-frame, Mediterranean Revival, single-family residence with basement, and a stucco finish. It has a rectangular plan, a symmetrical front façade, and a hipped roof. Details include Spanish tile roof; side-facing entry; first floor windows with arched lintels; and stucco chimney on north elevation. Related features include concrete driveway at south side yard leading to a detached garage in the rear of the lot, raised and terraced front yard. Minimal street façade changes, second story rear addition 2001.

242. 195 San Leandro Way APN BL/Lot: 3101/009 Contributor 1917  
Original Architect: Julia Morgan, Original Owner: Mary G. Davenport

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Addition and indoor pool by Eden & Eden 1969

A two-story, wood-frame, First Bay Tradition or Shingle style, single-family residence with shingled cladding. It has a rectangular plan, a symmetrical front façade, and a gable roof. Details include front-facing entry on Monterey Boulevard; front door with arched transom window within an arched entry way; first floor windows with arched lintels; brick chimneys on east and west elevations; large, Modern addition containing an indoor swimming pool to the east; and single-story connector addition with a secondary entrance and exterior trellis. Related features include raised and terraced front yard; two sets of brick steps from sidewalk at Monterey Boulevard to primary and secondary entrances. Pool addition to the east occurred in 1969; no other changes to street façade of the original Julia Morgan component of the house.

**San Lorenzo Way**

243. 7 San Lorenzo Way APN BL/Lot 3103A/023 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: F.E. & Anna I. Brisbane  
Small one-story rear addition, undated.

A two-story, wood-frame, Colonial Revival, single-family residence finished in smooth stucco. It has a T-shaped plan and a compound gable roof. The parcel sits high above street grade, with a concrete retaining wall at the front. The house is screened behind a row of trees and shrubs, making it difficult to see. Features include a central entrance, a symmetrical fenestration pattern consisting of double-hung wood windows with louvered shutters, and a modest amount of Colonial Revival trim. The eaves are enclosed and the roof is clad in composition shingles. Related features include a detached garage built into the retaining wall at the northwest corner of the property adjoining Portola Drive, as well as a lush, tiered front yard enclosed within an iron fence. Small, one-story rear addition with a flat roof; property has not undergone any substantial exterior alterations at the primary façade.

244. 8 San Lorenzo Way APN BL/Lot 2987A/051 Noncontributor (Site) N/A  
Original Architect: N/A Original Builder: N/A Original Owner: N/A

This vacant parcel at the intersection of Portola Drive and San Lorenzo Way has not been developed. The parcel, made smaller when Portola Drive was widened, was once the garden to the house to the south at 20 San Lorenzo Way, and has been sold as a developable parcel.

245. 15 San Lorenzo Way APN BL/Lot 3103A/032 Contributor 1926  
Original Architect: Henry H. Gutterson, Original Owner: Joseph M. and Lola M. Moss

A two-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco and decorative wood half-timbering on the side elevations. It has an L-shaped plan and a steeply pitched gable roof with clipped gables and several gable and hip-roof dormers. The property sits above San Lorenzo Way with a sloped berm at the front. Features include an entrance at the left containing a pair of French doors and a rectangular-plan bay window to the

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right. The main entry faces the side yard to the south and is not visible from the street. The windows are primarily divided-lite wood casements with matching transoms. The eaves are closed and embellished with wood trim and the roof is clad in composition shingles. Related features include a detached garage at the front banked into the sloping site. The garage is capped by a small patio overlooking the street. The house sits on a double lot, with the south half of the property extensively landscaped with lawns, trees, and shrubs. 15 San Lorenzo is a bookend to 35 San Lorenzo Way to the south. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

246. 20 San Lorenzo Way      APN BL/Lot 2987A/052      Contributor      1923  
Original Architect: Henry H. Gutterson, Original Owner: Scott A. & Beverly M. Linn

A two-story, wood-frame, Dutch Colonial Revival, single-family residence finished in painted cedar shingles. It has a rectangular plan and a steeply pitched gambrel roof with shed-roof dormers. Features include a central entry consisting of a paneled door within a shallow arched entry with an art glass transom and sidelights at the center of the primary façade. Fenestration consists of symmetrically arranged, double-hung, divided-lite, wood windows flanked by louvered shutters. The eaves, which flare out at the ends, are closed, and the roof is clad in composition shingles. A chimney is visible at the left side of the roof. Related features include a detached garage at the rear of the lot, a landscaped front yard, and a brick patio at the rear. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

247. 35 San Lorenzo Way      APN BL/Lot 3013A/031      Contributor      1931  
Original Architect: Henry H. Gutterson, Original Owner: Francis J. and Meva Mecredy

A three-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a rectangular plan and a steeply pitched hip roof with several segmental-arch dormers. Features include a side entrance that is not visible from the street, an asymmetrical fenestration pattern consisting of wood, divided-lite casement windows capped by transoms, and a modest amount of woodwork, including an elaborate balcony facing the street. A tall chimney is visible on the right side of the house. The eaves are unenclosed and feature exposed rafter tails. The roof is clad in terra cotta tiles. There is an integral garage at the basement level. Related features include a lushly landscaped front and side yard. 35 San Lorenzo is a bookend to 15 San Lorenzo Way to the north. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

248. 45 San Lorenzo Way      APN BL/Lot 3013A/019      Contributor      1923  
Original Architect: Theodore W. Lenzen, Original Owner: Margaret E. McLaughlin

A two-story, wood-frame, Italian Renaissance Revival, single-family residence finished in smooth stucco. It has a rectangular plan and a shallow-pitched hip roof. Features include a recessed entry accessed by a brick exterior stair at the left. The entrance consists of a door with flanking sidelights and a paneled vestibule. The opening to the vestibule is defined by a pair of

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pilasters and a pedimented hood with pediment returns. The rest of the primary façade features a symmetrical fenestration pattern consisting of divided-lite, wood casement windows. The windows at the first-floor level are capped by segmental-arch panels. A chimney is visible on the right side of the house. An integral garage is located within the basement at the front of the house. Related features include front and side yards and a patio and a reflecting pool in the rear yard. A small addition was built on the rear façade in 2004. Otherwise, the exterior has undergone few alterations.

249. 55 San Lorenzo Way APN BL/Lot 3013A/018 Contributor 1925  
Original Architect: P.T. Poage, Original Owner: Dan L. and Viola A. Bosschart

A two-story, wood-frame, Italian Renaissance Revival, single-family residence finished in smooth stucco. It has a square plan and a hip roof. Features include a centrally located entrance on the primary façade accessed by a brick exterior stair. The entrance is recessed within a porch defined by plaster voussoirs. The rest of the primary façade is symmetrically arranged, featuring pairs of double-hung wood windows embellished by classical moldings. A chimney is visible at the right side of the house. The eaves are unenclosed and feature notched rafter tails and the roof is clad in red clay tiles. Related features include a detached garage at the rear of the property, accessed by a driveway shared with the adjoining property, as well as a lushly planted front yard and rear garden. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

250. 65 San Lorenzo Way APN BL/Lot 3013A/017 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Carl & Maude Quellmalz

A two-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a square plan and a steeply pitched, compound gable roof. Features include a centrally located entry featuring a paneled wood door surmounted by a carved, curved header and three large wooden consoles. Above it is an oriel with leaded glass. To the left is a gable-roofed pavilion featuring large, divided-lite windows and a carved fascia board. To the right of the entrance is a bay window at the first-floor level and divided-lite wood casements at the second-floor level. The eaves are enclosed, and the roof is clad in composition shingles. Related features include a detached garage at the rear of the lot, a driveway shared by the adjoining property, a front yard, and a patio at the rear. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

251. 75 San Lorenzo Way APN BL/Lot 3013A/030 Contributor 1918  
Original Architect: Henry H. Gutterson, Original Owner: Susanne P. Lighton

A two-story, wood-frame, Italian Renaissance Revival, single-family residence finished in smooth stucco. It has a rectangular plan, symmetrical façade, and a shallow-pitched hip roof. Details include a main entry located within an arcade supported by a pair of columns. The rest of the primary façade is fenestrated with divided-lite wood windows that are either paired or grouped together in larger assemblies. The unenclosed eaves feature exposed rafter tails. A

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chimney is visible toward the rear of the house. Related features include a car port at the rear of the house, a lush front garden, and a level rear yard. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

### **San Pablo Avenue**

252. 1 San Pablo Ave APN BL/Lot 3011/002 Contributor 1929  
Original Architect: Masten & Hurd, Original Owner: Thomas J. & Betty H. Terry

A one-story, wood-frame, Spanish Colonial Revival, single-family residence finished in smooth stucco. It has a roughly square plan, asymmetrical façade, and a compound gable and flat roof. Details include a recessed entry in the center bay accessed by an exterior stair. To the left is a gable-roofed bay containing a segmental-arched picture window and to the right of the main entry is a pair of large casement windows. Within the tympanum of the gable are three *canales*. There is an integral garage at the basement level. Related features include a lushly planted front yard. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

253. 6 San Pablo Ave APN BL/Lot 3013/002 Noncontributor 1926  
Original Architect: Unknown, Original Owner: Charles E & Lenore Ham  
Remodel 1978, vertical addition circa 1995

A two-story (originally one), wood-frame, Spanish Colonial Revival, single-family residence finished in smooth stucco. It has a roughly rectangular plan, asymmetrical façade, and compound gable and shed roof with a large vertical addition. Details include a recessed entry contained within a porch sheltered by an awning. To the left are two bays, including a shallow bay window; both contain large divided-lite windows. To the right of the main entry are two pairs of large casement windows. The enclosed eaves are defined by a narrow stucco molding. An integral garage is located in the basement. The house has undergone extensive alterations, including a substantial vertical addition built circa 1995, and is noncontributing.

254. 10 San Pablo Ave APN BL/Lot 3013/003 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Helen Marjorie McShea

A one-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has an L-shaped plan, asymmetrical façade, and a compound gable roof. Details include a recessed entrance in the center bay accessed at-grade. To the left is a recessed bay punctuated by three metal casement windows. To the right of the entry is a projecting, gable-roofed bay containing a large, divided-lite, picture window. The enclosed eaves are defined by a simple wood bargeboard and the steeply pitched roof is clad in composition shingles. An integral garage is located at the basement level in the left bay. A chimney is visible at the center of the ridge beam toward the front of the house. In 1985, a small vertical addition was built at the rear of the house, but apart from that, the property, which appears to be in good condition, has not undergone any substantial exterior alterations.

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255. 11 San Pablo Ave APN BL/Lot 3011/003 Contributor 1930  
Original Architect: Earle B. Bertz and Winter & Maury, Original Owner: Herman & Johanna Wellnitz

A one-story, wood-frame, Spanish Colonial Revival, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound gable and flat roof. Details include a centrally located entry consisting of a wood panel door sheltered beneath a bracketed and tiled hood. The entrance is accessed by a tiled exterior stair with a wrought iron railing. To the left of the main entry is a gable-roofed pavilion featuring three divided-lite, wood casement windows with transoms. Above the windows are three *canales* at the apex of the gable. A tiled, boxed chimney is visible to the left. To the right of the main entry is a shallow bay window containing divided-lite, wood casement windows. An integral garage is located in the basement at the left side. Related features include a concrete retaining wall and a lush front garden. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

256. 17 San Pablo Ave APN BL/Lot 3011/004 Noncontributor 1927  
Original Architect: None, Original Builder: Robert H. Kelly  
Original Owner: Robert H. and Mebelle E. Kelly  
Remodeled 1989 and 1995

A one-story, wood-frame, remodeled, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound roof. Details include a recessed entrance contained within a porch with an arched entrance that is accessed by a brick exterior stair. To the left of the entrance are three divided-lite vinyl windows with minimal trim that face a narrow, wrought iron balcony. Visible to the left is a stuccoed chimney. An integral garage is located in the basement. Related features include lush front and side gardens. The exterior of the residence was stripped and remodeled in 1989 and again in 1995. While the form and shape of the house is likely original, extensive material changes render this house noncontributing.

257. 20 San Pablo Ave APN BL/Lot 3013/003A Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Harry Dowe, Jr.

A one-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a roughly rectangular plan, an asymmetrical façade, and a compound hip and flat roof. Details include the main entrance at the center of the primary façade. Accessed at grade, the entrance contains a wood-panel door with a Tudor arch. It is sheltered beneath a bracketed hood. To the left of the entrance is a hip-roofed pavilion containing three divided-lite, wood casement windows flanked by shutters. The bay to the right of the entrance also has three divided-lite casement windows. Visible to left of the house is a stucco and brick chimney. There is an integral garage in the basement level of a small horizontal addition. The addition faces a narrow mid-block easement. Related features include front and rear gardens. Apart from the 1992

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addition, the property, which appears to be in good condition, has not undergone any substantial exterior alterations.

258. 21 San Pablo Ave APN BL/Lot 3011/005 Contributor 1925  
Original Architect: Richard R. Irvine, Original Owner: Robert H & Maybelle E. Kelly  
Rear horizontal addition, 2003

A two-story, wood-frame, Spanish Colonial Revival, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound gable and flat roof. Details include the main entrance, accessed by a brick exterior stair in the right bay. The entrance contains a paneled wood door, sheltered beneath a bracketed, pedimented hood. The rest of the primary façade is dominated by three, large, arched windows containing divided-lite, wood casement windows. Above the windows is a row of notched wood beam ends perhaps designed to resemble *vigas*. The enclosed eaves are defined by a wide, wood molding and the roof is clad in red clay tiles. Visible to the left is a stucco-finished chimney. An integral garage is located toward the center of the basement at the front of the house. Related features include a lushly planted front garden. This property, which appears to be in good condition, has not undergone any substantial exterior alterations at the primary façade.

259. 25 San Pablo Ave APN BL/Lot 3011/006 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: Donald A. Bering

A two-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a rectangular plan, asymmetrical façade, and a compound gable roof with several dormers. Details include the main entrance, located at the far left. The entrance is not visible from San Pablo Avenue because it is far from the street and obscured by foliage. The central part of the primary façade consists of a large bay window articulated by divided-lite, wood casement windows with transoms. Above the bay window, capped by a metal railing, is a pair of French doors opening out onto a balcony. To the right of the bay window is a tripartite wood window in the right bay. The enclosed eaves are defined by a narrow wooden bargeboard. Visible toward the center of the house is a stucco chimney. Related features include a sloped front garden and a detached garage at the front, right side of the property. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

260. 30 San Pablo Ave APN BL/Lot 3013/004 Contributor 1922  
Original Architect: Earle B. Bertz, Original Owner: H. D. Lothars

A one-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has an L-shaped plan, an asymmetrical façade and a compound hip roof. Details include the main entrance, recessed within a shallow, arched entryway containing a paneled wood door. To left of the entrance is the left bay, recessed farther back from the street. It contains a divided-lite wood window. To the right of the main entrance is a shallow bay window containing five, divided-lite wood windows. The unenclosed eaves feature exposed rafter tails, and the roof is clad in composition shingles. Visible at right is a high, stuccoed chimney. An

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integral garage is located in the basement at the left. Related features include landscaped front, side, and rear yards. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

261. 31 San Pablo Ave                      APN BL/Lot 3011/007                      Noncontributor                      1923  
Original Architect: Masten & Hurd, Original Owner: Serena S. Cummings  
Expansion and remodel by Locus 1998-2000

Originally a one-story (altered to two-story), wood-frame, Eclectic, single-family residence finished in smooth stucco. It has a roughly rectangular plan, an asymmetrical façade, and a compound hip roof. Details include the side entrance, not visible from the street. The rest of the primary façade consists of two pairs of divided-lite, wood casement windows with arched moldings above and wrought iron balconies below. Visible behind is a sizable vertical addition and a high stuccoed chimney. The enclosed eaves are defined by a wood molding. Related features include a detached garage at the left side at the front of the property, as well as front and rear yards. The residence was significantly expanded and remodeled from 1998 to 2000, and the primary façade was altered with larger window openings. As a result, this house is a noncontributor.

262. 38 San Pablo Ave                      APN BL/Lot 3013/006                      Contributor                      1922  
Original Architect: Earle B. Bertz, Original Owner: Walter & Marian Hunt  
Rear horizontal addition, 1979; new windows in historic locations

A one-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has an L-shaped plan, an asymmetrical façade, and a compound hip roof. Details include the primary entrance, located in the center bay. Accessed at grade, the entrance is sheltered within an integral porch with an arched entryway defined by brick voussoirs. To the left of the entrance is a recessed bay containing a large divided-lite, vinyl window. To the right of the entrance is a wide bay window containing five, divided-lite vinyl windows. The unenclosed eaves feature exposed rafter tails, and the roof is clad in composition shingles. Visible to the right of the bay window is a large stucco chimney. This house has a rear horizontal addition from 1979. Apart from replacement windows in historic locations and the rear addition, only minimally visible from the street, this property has undergone few exterior alterations.

263. 39 San Pablo Ave                      APN BL/Lot 3011/008                      Contributor                      1923  
Original Architect: Masten & Hurd, Original Owner: E. J. Feisel, Jr.

A two-story, wood-frame, Tudor Revival, single-family residence finished in smooth stucco and decorative half-timbering. It has a roughly rectangular plan, asymmetrical façade, and compound hip and gable roof. Features include the main entrance, accessed by a concrete exterior stair. It is located on the north side of the house and it is not visible from the street. At the center is a gable-roofed pavilion featuring a bay window with five divided-lite, wood casement windows and a gable embellished with Tudor-style half-timbering. To the right is a tripartite window consisting of three divided-lite casements. The eaves are enclosed, and the roof is clad in composition

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shingles. Visible toward the center of the roof is a hip-roof dormer and a stucco chimney. Related features include a detached garage adjoining the sidewalk and lushly planted front and side yards. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

264. 45 San Pablo Ave APN BL/Lot 3011/009 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: Robert W. Buckles  
Second floor addition at rear 1950

A two-story, wood-frame, Colonial Revival, single-family residence finished in rustic channel siding and stucco. It has a rectangular plan, a symmetrical façade, and a compound hip roof. Features include the main entrance, accessed by a concrete stair. Located on the south side of the house, it is not visible from the street. The primary façade consists of a pair of large tripartite windows consisting of three divided-lite wood casements flanked by louvered shutters. The eaves are enclosed, and the roof is clad in composition shingles. At the apex of the roof is a flat-roofed dormer and a stucco chimney. At the rear of the house is what appears to be a large two-story addition with a shallow-pitch hip roof. Related features include a detached garage adjoining the sidewalk and lushly vegetated front and side yards. Apart from the addition, only partially visible from the street, the property does not appear to have undergone any substantial exterior alterations.

265. 49 San Pablo Ave APN BL/Lot 3011/010 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: Thomas & Myrtle Nelson  
Remodel and addition at rear 1986

A two-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound gable, flat, and hip roof. Features include the main entrance, accessed by a concrete stair. Located on the south side of the house, the entrance is not visible from the street. The primary façade consists of a two-story bay window in the left bay fenestrated by large, divided-lite wood windows. The right bay has a gable roof, and it is fenestrated by pairs of divided-lite wood casement windows. At the apex of the gable is a round, recessed molding. The eaves are enclosed, and the roof is clad in composition shingles. Related features include a detached garage adjoining the sidewalk and lushly planted front and side yards. The only significant change at the front façade of this house was to make the round window under the gable slightly larger to allow more light to the attic.

266. 50 San Pablo Ave APN BL/Lot 3013/007 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Wallace & Ethel Kibbee

A one-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has an L-shaped plan, an asymmetrical façade, and a compound gable roof. Features include the main entrance, at grade and located within an integral porch supported by a column. The entrance contains a paneled wood door that appears to be original. To the left of the main entrance is a pair of wood casement windows at the first-floor level. To the right is a large bay

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window containing divided-lite wood windows and that is capped by a faceted hip roof. The enclosed eaves are defined by a narrow raking cornice and visible to the right is a high stucco chimney. An integral garage is located at the rear of the dwelling at the basement level; it is accessed by a mid-block easement. Related features include lushly planted front and side yards and a patio and driveway in the rear. The property, which appears to be in good condition, has undergone no substantial exterior alterations.

267. 55 San Pablo Ave                      APN BL/Lot 3011/011                      Contributor                      1923  
Original Architect: Masten & Hurd, Original Owner: Gerald and Margaret de Graf  
Interior remodel 1938; some replacement windows in historic locations

A two-story, wood-frame, Colonial Revival, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a hip roof with several shed-roof dormers. Features include the main entrance, located on the side of the house and is not visible from the street. At the left side of the primary façade is a pair of vinyl slider windows and at the right is a bay window contain three vinyl picture windows with operable transoms above. The bay window is supported by two large brackets. The enclosed eaves are defined by a narrow cornice and the roof is clad in composition shingles. The dormers are clad in lap siding and contain vinyl casements. Related features include a detached garage at the front of the lot, a terraced front garden, and a rear yard consisting of a patio and a lawn. Apart from the replacement windows in historic locations, this house has undergone few substantial exterior alterations.

268. 61 San Pablo Ave                      APN BL/Lot 3011/012                      Contributor                      1923  
Original Architect: Masten & Hurd, Original Owner: Oscar & Adele Lehrkind

A one-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a hip roof. Features include the main entrance, located on the side of the house and is not visible from the street. The primary façade consists of a bay window in the left bay with large divided-lite wood windows. The right bay features a pair of French doors opening onto a shallow balcony with turned wood balusters. The enclosed eaves are defined by a narrow cornice and the roof is clad in composition shingles. Related features include a detached garage at the front of the property, a terraced front garden with concrete stair, and a lush rear garden. The property, which appears to be in good condition, has undergone no substantial exterior alterations.

269. 65 San Pablo Ave                      APN BL/Lot 3011/013                      Contributor                      1923  
Original Architect: Masten & Hurd, Original Owner: Grover & Alice Hoyt  
Interior remodel, insertion of basement with entry at side and window replacement 2017 to 2021

A two-story (originally one-story), wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a hip roof. Features include the main entrance, at the side of the house and not visible from the street. The primary façade consists of a large, plate glass window and bay window. Windows have been replaced retaining their original location. The enclosed eaves are defined by a narrow cornice

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and the roof is clad in composition shingles. Related features include a detached garage at the front of the property, a terraced front garden, and a lawn at the rear. Interior remodel and insertion of a new door at side has not impacted the original character-defining features of the front façade.

270. 70 San Pablo Ave                      APN BL/Lot 3013/008                      Contributor                      1933  
Original Architect: Harvey E. Harris, Original Owner: Sven & Amanda Anderson

A two-story, wood-frame, Dutch Colonial Revival, single-family residence finished in lap siding, smooth stucco, and wood paneling. It has a roughly rectangular plan, an asymmetrical façade, and a compound gambrel and hip roof. Features include the main entrance, sheltered within an integral porch reached by two brick steps. The entrance contains what appears to be the original paneled wood door. To the left of the entrance is a rectangular bay window containing large divided-lite wood windows. To the right of the main entrance is a gambrel-roofed pavilion with a shallow bay window at the first-floor level containing divided-lite wood casement windows. At the second-floor level, in the left and center bays, is a pair of dormers with semi-circular rooflines and diamond-lite casement windows. In the right bay is a pair of wood casement windows that open onto a shallow balcony with a wrought-iron railing. The enclosed eaves are defined by a narrow cornice and the gambrel roof is clad in wood shingles on the front-facing facets and composition shingles elsewhere. Related features include an integral garage at the basement level that is accessed by the mid-block easement, as well as the front and side gardens. The property, which appears to be in good condition, has undergone few alterations.

271. 74 San Pablo Ave                      APN BL/Lot 3013/009                      Contributor                      1920  
Original Architect: Henry H. Gutterson, Original Owner: Heath Angelo

A one-story, wood-frame, Tudor Revival, single-family residence finished in smooth stucco and decorative half-timbering. It has a rectangular plan, an asymmetrical façade, and a compound hip and gable roof. Features include the main entrance, located on the side elevation and is not visible from the street. The primary façade consists of what appears to be an enclosed porch at the left and a gable-roofed pavilion to the right, which features applied “Tudor” half-timbering. The unenclosed eaves feature exposed rafter and purlin ends and the steeply pitched roof is clad in composition shingles. Visible at the apex of the roof is a stucco chimney. Related features include an integral garage at the rear of the house, at the basement level. The rear of the property also features a paved driveway and a small garden. There is also a large front garden/lawn area. The property, which appears to be in good condition, has undergone few alterations.

272. 75 San Pablo Ave                      APN BL/Lot 3011/014                      Noncontributor                      1962  
Original Architect: Unknown, Original Owner: Unknown

A two-story, wood-frame, Modern, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a shallow-pitch gable roof. Features include the main entrance, located on the side of the house and is not visible from the street. The primary façade consists of an anodized aluminum sliding door in the left bay and a matching window in

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the right bay. The second-floor level features a row of paired vinyl casements at the left that open out onto a wood balcony. The unenclosed eaves are supported by exposed purlin ends and rafter tails, and the roof is clad in red clay tiles. Related features include a large, detached garage at the front of the property and a terraced front garden defined by imitation stone retaining walls. Built in 1962, the existing house replaced an older dwelling constructed in 1927. The property, which appears to be in good condition, appears to have been significantly expanded in recent years. Built after the period of significance, it is not a district contributor.

273. 80 San Pablo Ave APN BL/Lot 3013/010 Contributor 1919  
Original Architect: Henry H. Gutterson, Original Owner: Samuel Whiting

A one-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound hip roof. Features include the main entrance, located on the side of the house and is not visible from the street. The left bay of the primary façade consists of a tripartite wood window consisting of divided-lite casements, and the right bay features a hip-roofed pavilion also fenestrated by divided lite wood casements. The unenclosed eaves feature exposed rafter tails, although they are concealed behind a gutter. The steeply pitched roof is clad in composition shingles and there is a stucco chimney at the peak. Related features include an integral garage at the rear that is accessed by the mid-block easement, as well as front, side, and rear gardens. The property, which appears to be in good condition, has undergone few alterations.

274. 85 San Pablo Ave APN BL/Lot 3011/015 Contributor 1941  
Original Architect: Mario C. Ciampi, Original Owner: Mario Ciampi

A two-story, wood-frame, Modern, single-family residence finished in smooth stucco and novelty siding. It has an L-shaped plan, a largely symmetrical façade, and a gently sloping (almost flat) roof. Features include the main entrance at the left side of the first-floor level. In the center and right bay are paired aluminum casement windows. At the second-floor level are three large, paired aluminum windows. The enclosed eaves are wide, forming a broad canopy around the edge of the dwelling. Visible at the left is a stuccoed chimney. Related features include a detached garage at the front of the property, a long brick stair to its left, and a front garden enclosed within a concrete retaining wall. There is also a landscaped rear garden. The property, which appears to be in good condition, appears to have undergone few exterior alterations. Although built at a relatively late date, this house was constructed on a vacant lot and it did not replace an older dwelling.

275. 89 San Pablo Ave APN BL/Lot 3011/016 Noncontributor 1920  
Original Architect: Unknown, Original Owner: Unknown

A two-story, wood-frame, Craftsman, single-family residence finished in smooth stucco. It has a square plan, asymmetrical façade, and a hipped roof. Features include the main entrance, located at the left side of the primary façade. The entrance, accessed by a tiled exterior stair and sheltered within an extruded porch, contains what appears to be the original wood door. To the

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right of the main entrance is a large tripartite window containing what appear to be vinyl casement sashes. The second-floor level of the primary façade features a double-hung vinyl window with vinyl shutters in the left bay and a pair of matching windows in the right bay. The enclosed eaves are wide and overhang the walls. Related features include a non-original detached garage at the street, a terraced front garden bisected by a concrete stair, and concrete retaining walls detailed with brick. The property appears to have been stripped of its original ornament. The scale, massing, and placement of the garage detracts from the primary façade. The vinyl windows and shutters are more recent alterations; therefore, this building is a noncontributor.

276. 90 San Pablo Ave                      APN BL/Lot 3013/011                      Contributor                      1936  
Original Architect: Cyril Doane, Original Owner: Sydney & Flora Rhein  
Rear addition 2003

A two-story, wood-frame, English Period Revival, single-family residence finished in smooth stucco. It has a roughly rectangular plan, asymmetrical façade, and a compound hip and gable roof with several dormers and other projections. Features include the main entrance, located on the side elevation and not visible from the street. The primary façade features a pair of garage doors at the first-floor level and a pair of divided-lite wood casement windows at the second-floor level. The windows are capped by a small gable clad in riven clapboards with a single dovescote at the center. The garage openings are divided by a single post with picturesque timber brackets. The corners of the façade are chamfered. The rest of the visible parts of the exterior are picturesquely massed and detailed, with original wood shutters and other details suggesting of the Storybook style. Related features include the integral garage mentioned previously, as well as lush side and rear gardens. The property, which appears to be in good condition, has not undergone any substantial exterior street-facing alterations.

277. 92 San Pablo Ave                      APN BL/Lot 3013/012                      Contributor                      1932  
Original Architect: Unknown, Original Owner: S. Grigielmeim  
Remodel 1937

At two-story, wood-frame, Tudor Revival, single-family residence finished in troweled stucco and decorative half-timbering. It has a rectangular plan, an asymmetrical façade, and a compound gable roof with several dormers and other projections. Features include the main entrance, housed within a recessed porch to the left. The entrance contains a paneled wood door that appears to be original. The primary façade is primarily composed of a one-story, gable-roofed wing punctuated by a large tripartite window with operable divided-lite sashes. Behind it, on the main volume of the house, are three double-hung wood windows at the second-floor level. The steeply pitched attic gable is divided into a grid by decorative half-timbering. A high stucco chimney divides the primary façade into two unequal sections. Related features include an integral garage in the basement, accessed from the street, as well as lushly vegetated front, side, and rear gardens. The property, which appears to be in good condition, has undergone few exterior alterations at the front façade.

278. 93 San Pablo Ave                      APN BL/Lot 3011/017                      Contributor                      1927

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Original Architect: Charles F. Strothoff, Original Owner: John & Charlotte Whedon

A two-story, wood-frame, Tudor Revival, single-family residence finished in smooth stucco and decorative half-timbering. It has a rectangular plan, an asymmetrical façade, and a compound gable roof with several dormers and other projections. Features include the main entrance, located on the side of the building and not visible from the street. The primary façade consists of four large wood, divided-lite casement windows at the first-floor level. The windows feature wood shutters with diamond cut-outs that appear to be original. The second-floor level features a shallow bay window in the left bay that contains three single-lite wood windows. In the right bay there is a large tripartite window that opens onto a wooden balcony. The balcony is supported by chamfered beam ends and it has wood balusters detailed with circular cut-outs. The bay window in the left bay is surmounted by a gable-roof dormer containing decorative half-timbering. The unenclosed eaves feature exposed rafter tails, and the roof is clad in slate tiles. Visible from the street is a gable-roofed dormer featuring a pair of French doors and Tudor-style half-timbering. A chimney is visible to the right of the dormer. Related features include a detached garage facing the street and a large front garden bisected by a brick stair and enclosed within a brick retaining wall. The property, which appears to be in good condition, appears to have undergone several alterations, including window replacement and possibly the addition/replacement of the dormer and the chimney, and otherwise it appears intact.

279. 97 San Pablo Ave APN BL/Lot 3011/018 Contributor 1927  
Original Architect: Charles F. Strothoff, Original Owner: Kenneth and Marion F. Evers

A two-story, wood-frame, Tudor Revival, single-family dwelling finished in smooth stucco and decorative half-timbering. It has a rectangular plan, asymmetrical façade, and a compound gable and hip roof with several dormers and other projections. Features include the main entrance, located on the (right) side elevation and not visible from the street. The primary façade is dominated by a gable-roofed pavilion featuring a pair of divided-lite wood casement windows at the first-floor level, and a tripartite wood window composed of a central picture window with two flanking casement sashes with diamond-shaped lites at the second-floor level. The window is visually supported by chamfered impost blocks, which match those aligned with the half-timbering in the gable above. The left bay features a large divided-lite window with a hipped roof dormer above. The enclosed eaves are defined by a raking cornice. Visible to the right is a high stucco chimney. Related features include the detached garage at the front as well as lushly planted side and rear gardens.

280. 98 San Pablo Ave APN BL/Lot 3013/013 Contributor 1933  
Original Architect: Charles F. Strothoff, Original Owner: Edward & Mabel Windeler  
Addition by Strothoff 1938

A two-story, wood-frame, Colonial Revival, single-family dwelling finished in smooth stucco. It has an L-shaped plan, an asymmetrical façade, and a compound mansard and gable roof. Features include the main entrance, located on the left side of the building. The primary façade consists of a large double-hung wood window above the garage in the recessed left bay and a

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matching dormer window above it at the second-floor level. The right bay, closer to the street, features a pair of divided-lite casement windows at the first-floor level and a shallow dormer containing a double-hung window above. Extending along a portion of the visible side elevation is a veranda at the second-floor level. The enclosed eaves extend out beyond the first-floor level and the unusual mansard roof is clad in composition shingles. Related features include an integral garage at the basement level as well as lushly planted front, side, and rear gardens. The 1938 addition was designed by the original architect and is within the period of significance.

281. 99 San Pablo Ave APN BL/Lot 3011/019 Noncontributor 1956  
Original Architect: Grant's Drafting Service, Original Owner: Gilbert & Donna Hughes

A one-story, wood-frame, Modern, single-family dwelling finished in smooth stucco and lapped wood siding. It has a T-shaped plan, an asymmetrical façade, and a shallow-pitch hip roof. Features include the main entrance, located on the (right) side elevation and not visible from the street. The primary façade consists of a large garage door at the left side of the basement level and an aluminum window in the right bay. The first-floor level is articulated by a pair of large aluminum sliding doors. The enclosed eaves extend out beyond the walls and the roof is clad in composition shingles. Related features include the integral garage in the basement, a lushly planted front garden with brick stair, and large concrete block retaining walls flanking the driveway. The property, which appears to be in good condition, has undergone few alterations. Built in 1956, 99 San Pablo is not a contributor because it was constructed after the period of significance.

282. 100 San Pablo Ave APN BL/Lot: 3011A/002 Contributor 1923  
Original Architect: Baumann & Jose, Original Owner: Ulrich & Ellen Remensperger  
Side addition by Pring & Lesswing 1927, Interior remodel by Tekton Architecture 1999

A two-story, wood-frame, Tudor/Cottage Revival, single-family residence. It has an irregular plan, an asymmetrical facade, gable roofs with asphalt shingles, and is clad in stucco. Details include a two story gable roofed portion with multi-pane windows; a one-story roofed bay window; a recessed porch with an arched entry and a full lite wooden front door; a dormer with grouped multi-pane windows above the front entry; a decorative chimney at the street facade and an internal chimney visible from the street elevation; the secondary facade on the west elevation has half-timbering, multi-pane windows, a bay window section with a deck above, a side balcony, and decorative medallions at the large gable roofed facade. Related features: a gently sloping front yard contains a brick walkway and steps leading to the front entry; the secondary facade contains concrete retaining walls and a driveway leading to a basement garage. The side addition was completed within the period of significance and the later interior remodel did not result in any exterior alterations.

283. 101 San Pablo Ave APN BL/Lot 3011/020 Contributor 1919  
Original Architect: Henry H. Gutterson, Original Owner: August Fritze

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A two-story, wood-frame, English Period Revival, single-family dwelling finished in smooth stucco and board and batten siding. It has a rectangular plan, an asymmetrical façade, and a combination hip and flat roof. Features include the main entrance, located on the (right) side elevation and is not visible from the street. The primary façade includes a tripartite window containing divided-lite wood casement windows in the left bay and a shallow bay window in the center bay, at the first-floor level. The second-floor level features a pair of tripartite wood windows with operable casements. The unenclosed eaves are defined by a narrow cornice that wraps around the profiles of the two eyebrow dormers. The steeply pitched roof is clad in composition shingles and there is a stucco chimney at the apex. Related features include a detached garage facing the street, and a terraced front garden defined by stone retaining walls and concrete consoles. The property, which appears to be in good condition, has undergone few exterior alterations.

284. 105 San Pablo Ave                      APN BL/Lot 3011/021                      Contributor                      1919  
Original Architect: Henry H. Gutterson, Original Owner: Raymond & Genevieve Bishop

A two-story, wood-frame, English Period Revival, single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a combination hip and flat roof. Features include the main entrance, located within a shed-roofed porch at the left side of the façade. To the right of the main entrance, at the first-floor level, is a large tripartite wood window enclosed within a shallow bay window with a pent roof. The second-floor level features a pair of windows, including a small single-lite window to the left and a pair of large wood casements to the left. The enclosed eaves are defined by a narrow cornice molding and a copper gutter and the steeply pitched roof is clad in composition shingles. A stucco chimney sits at the apex of the roof. Related features include a detached garage facing the street, and a terraced front garden with a concrete stair at the left. The property also has a lushly vegetated rear yard. The property, which appears to be in good condition, has undergone few exterior alterations.

285. 111 San Pablo Ave                      APN BL/Lot 3011/022                      Contributor                      1935  
Original Architect: Masten & Hurdm Original Owner: Claude & Allene Alexander

A two-story, wood-frame, English Period Revival, single-family dwelling finished in brick, board and batten, and smooth stucco. It has an L-shaped plan, an asymmetrical façade, and a compound hip and gable roof. Features include the main entrance, located on the side (left) elevation and is not visible from the street. The primary façade features a recessed bay to the left that is clad in board and batten. It has pairs of divided-lite wood casement windows at each floor level. The rest of the façade, closer to the street, features a brick-clad water table with stucco above. The left side is articulated by three daylight windows at the basement level, three pairs of divided-lite wood casements at the first floor, and three pairs of casement windows at the second-floor level that are encompassed within a shallow hip-roofed dormer. The right bay is obscured by a large tree but there appears to be no fenestration. The enclosed eaves are defined by a copper gutter and the steeply pitched roof is clad in clay tiles. There is a high stucco chimney at the right side of the house. Related features include a detached garage at the street

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and a terraced front garden with a brick stair leading up to the main entrance. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

286. 112 San Pablo Ave APN BL/Lot: 3011A/003 Contributor 1919  
Original Architect: Henry Gutterson, Original Owner: Lorraine Stebinger  
Remodeled by Henry Gutterson 1927

A two-story, wood-frame, Cottage Revival, single-family residence. It has a rectangular plan, an asymmetrical facade, a mix of gable and hip roofs with red asphalt shingles and is clad in stucco with vertical wood siding on the second story. Details include a large gable roofed portion with decorative eaves, brackets under the roof, and multi-pane windows; a one-story portion that contains translucent glass walls and a wooden half-lite front door, and two internal chimneys visible from the street elevation. Related features: a front yard contains brick walkway leading to the front entry; a picket fence; a south side yard driveway leading to an attached garage.

287. 115 San Pablo Ave APN BL/Lot 3011/023 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Unknown

A two-story, wood-frame, English Period Revival, single-family dwelling finished in smooth stucco. It has a T-shaped plan, an asymmetrical facade, and a compound gable roof. Features include the main entrance, located at the center of the facade. The entrance contains a paneled wood door, and it is sheltered within a shallow pergola. To the left of the main entrance is a gable-roofed wing; at the first floor is a tripartite divided-lite wood window composed of operable casements. Above it, at the second-floor level, is a large divided-lite wood window flanked by wood shutters. Above the entrance is what appears to be a double-hung vinyl window. To the right of the entrance, at the first-floor level, is another tripartite window and above it, at the second-floor level, is a pair of double-hung wood windows with a lite pattern of six-over-six. These windows also have shutters. The enclosed eaves are defined by a gutter and the steeply pitched roof is clad in composition shingles. Stucco-finished chimneys are visible at both ends of the house, and there are two louvered vents toward the top of the gable. Related features include a detached garage near the street and a terraced yard contained within a concrete retaining wall, with a tiled stair leading up to the main entrance. The property, which appears to be in good condition, has not undergone any substantial exterior alterations.

288. 120 San Pablo Ave APN BL/Lot: 3011A/004 Contributor 1927  
Original Architect: Helbing Co., Original Owner: Andrew & Louise Helbring  
Interior remodel by Werner & Sullivan 1989

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of gable and hip roofs with asphalt shingles and is clad in stucco. The street facade contains a basement garage entry, a large arched picture window on the first story, and grouped multi-pane windows with slightly projecting arches above on the second story; at the small, recessed facade there are brick steps lead to a covered front porch with an arched entry and side opening; decorative overhanging cutouts at the side facade; a stuccoed

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chimney visible from the street elevation. Related features: a gently sloping front yard contains concrete retaining walls; a brick walkway and steps leading to the front entry; a driveway leading to a basement garage. The 1989 interior remodel did not result in exterior alterations.

289. 121 San Pablo Ave APN BL/Lot 3011/024 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Unknown

A two-story, wood-frame, Colonial Revival, single-family dwelling finished in smooth stucco. It has a rectangular plan, asymmetrical façade, and a compound hip, gable, and flat roof. Features include the main entrance, sheltered within a porch consisting of a semi-circular arched roof supported by a pair of impost blocks, which are in turn supported by pairs of Tuscan columns. The entrance contains its original paneled wood door capped by a lunette transom and it is flanked by sidelights. Fenestration on the primary façade consists of a grid of double-hung wood windows with a lite pattern of six-over-six. The windows are bracketed by louvered wood shutters. The second-floor level overhangs the first-floor level by several inches. The enclosed eaves are defined by a gutter and the roof is clad in clay or composite tiles. Related features include a detached garage facing the street and a lushly planted, terraced garden with a tiled stair leading up to the house. There is also a landscaped rear yard. The property, which appears to be in good condition, has not undergone any substantial exterior alterations apart from a rear addition that is not visible from the street.

290. 127 San Pablo Ave APN BL/Lot 3011/025 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Courtland & Eames Holden

A two-story, wood-frame, English Period Revival, single-family dwelling finished in smooth stucco. It has a roughly rectangular plan, an asymmetrical façade, and a steeply pitched, compound gable roof. Features include the main entrance, sheltered within an integral porch supported by Tuscan pilasters and piers capped by a pediment. To the left of the entrance is a pair of large divided-lite wood windows at the first-floor level, with matching conditions at the second-floor level. The right bay is encompassed within a gable-roofed pavilion containing a large bay window at the first-floor level. The bay window is fenestrated with large divided-lite wood windows with operable transoms. Above the bay window is a pair of large divided-lite windows matching those in the left bay. At the apex of the gable is a cross-shaped, louvered vent. The enclosed eaves are defined by a narrow raking cornice and a gutter. The second-floor level overhangs the first-floor level by several inches. Visible to the right is a stuccoed chimney. Related features include a detached garage facing the street and a terraced front yard enclosed within a concrete retaining wall with a concrete stair leading up to the house.

291. 128 San Pablo Ave APN BL/Lot: 3011A/005 Contributor 1921  
Original Architect: Charles F. Strothoff, Original Owner: J. R. Young  
Original address 124 changed to 128 after 2000

A mix of one- and two-story, wood-frame, Craftsman-style, single-family residence. It has an irregular plan, asymmetrical facades, a mix of gable and hip roofs with green asphalt shingles

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and is clad in stucco. Details include the street facade has a roofed bay window and a front terrazzo porch leading to a side-facing front door; the wall behind the porch has a large arched window; brick veneer around the front foundation; a chimney at the side facade; an internal chimney visible from the street elevation; a two-story recessed facade with multi-pane windows. Related features: a gently sloping front yard contains a brick walkway and terrazzo steps leading to the front porch; a narrow brick walkway leading to a side entry; a south side yard driveway leading to a basement garage.

292. 130 San Pablo Ave APN BL/Lot: 3011A/005A Contributor 1950  
Original Architect: Harold C. Dow, Original Owner: Walter & Lou Wotman

A mix of one- and two-story, wood-frame, Contemporary Prairie, single-family residence. It has a rectangular plan, asymmetrical facades, a low-pitch hip roof with asphalt shingles and a wide overhang and is clad in stucco with horizontal wood siding in the front. Details include the street facade has a row of continuous casement windows; a wide garage door below the first story; a side staircase leading to the front entry; multiple chimneys visible from the street elevation. Related features: a gently sloping front yard contains precast concrete retaining wall planters, a slate walkway leading to the side staircase and front entry; a centered driveway leading to a basement garage.

293. 131 San Pablo Ave APN BL/Lot 3011/080 Noncontributor 1977  
Original Architect: George Rescalvo, Original Owner: Emile & Helvetie Marciano

A two-story, wood-frame, Contemporary, single-family dwelling finished in flush wood siding. It has a rectangular plan, an asymmetrical façade, and a flat roof. Features include the main entrance, located on the side (left) elevation, large wood-frame windows, and paired French doors facing a balcony. Related features include a detached garage. Built in the late 1970s along with its neighbor, 135 San Pablo Avenue, as a late infill project, 131 San Pablo Avenue does not contribute to the district.

294. 135 San Pablo Ave APN BL/Lot 3011/081 Noncontributor 1979  
Original Architect: George Rescalvo, Original Owner: Jessie & Laretta Tribulato

A two-story, wood-frame, Contemporary, single-family dwelling finished in flush wood siding. It has a rectangular plan, an asymmetrical façade, and a flat roof. Features include the main entrance, located on the side (right) elevation, large aluminum-frame windows, and a pair of chimneys. Built in the late 1970s along with its neighbor, 131 San Pablo Avenue, as a late infill project, 135 San Pablo Avenue does not contribute to the district.

295. 136 San Pablo Ave APN BL/Lot: 3011A/006 Contributor 1928  
Original Architect: None, Builder: James Irwin  
Original Owner: James & Margaret Irwin

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A two-story, wood-frame, Tudor Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of steeply pitched gable and hip roofs with asphalt shingles, and is clad in stucco with half-timbering. Details include the street facade is a projecting gable roofed portion with a large roofed bay window, a decorative gable vent, and decorative molding at eave height; a recessed facade with a decorative arched front door and a steeply roofed, overhanging bay window above; a row of windows framed by arcade shaped molding at the side facade; a brick chimney at the south elevation; an internal stuccoed chimney visible from street elevation. Related features: a north side yard driveway leading to a basement garage; a gently sloping front yard contains brick steps and concrete walkway leading to the front entry.

296. 139 San Pablo Ave                      APN BL/Lot: 3011/029                      Contributor                      1927  
Original Architect: Masten & Hurd, Original Owner: O. G. Schlingheyde

A two-story, wood-frame, Tudor Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of hip and gable roofs with asphalt shingles and is clad in stucco. Details include the street facade is a gable roofed portion with a large rectangular picture window with a semi-circular balconette and a multi-pane window below; a recessed facade with two wall dormers and a double front door; a brick chimney at the north elevation. Related features: a terraced front yard contains brick steps leading to the front entry; a front patio; concrete and timber retaining walls; an attached basement level garage.

297. 140 San Pablo Ave                      APN BL/Lot: 3011A/007                      Contributor                      1922  
Original Architect: H. C. Baumann, Original Owner: Mr. & Mrs. Martin Roth  
Alteration to second story 1984

A mix of one- and two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of flat and hip roofs with red tiles and is clad in stucco. Details include The street facade contains sets of inset arched windows; a recessed second-story street facade with arched windows and French doors leading to a terrace balcony; a far-recessed facade with multi-pane windows; grouped arched windows and a front entry covered by a projecting tile roof at the side facade; a decorative chimney at the south elevation; internal chimneys visible from the street elevation. Related features: a south side yard driveway leading to a basement garage; there is a brick patio with low stucco walls around the border in the front yard. This house originally had a set-back second story with a flat roof and with a deck above the first story flat roof. The second story was enlarged in 1984 and the deck converted to a balcony. This alteration did not change the overall Spanish Revival character of this house.

298. 141 San Pablo Ave                      APN BL/Lot: 3011/032                      Contributor                      1925  
Original Architect: Willis E. Huson, Original Owner: Oliver & Marie Millard

A two-story, wood-frame, Tudor Revival, single-family residence. It has an irregular plan, an asymmetrical street facade with a narrow, recessed facade, a gable roof with asphalt shingles, and is clad in brick on the first story and stucco on the second story with half-timbering. Details include the street facade is a gable roofed portion with decorative verge boards, large multi-pane

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floor-to-ceiling windows, a projecting front entry with an arched front door, and buttresses; a narrow, recessed facade with an arched window on the first story and a door that opens to a balcony on the second story; internal brick chimneys. Related features: a terraced front yard contains steps leading to the front entry; concrete retaining walls; a front terrace above an attached basement level garage with two doors.

299. 143 San Pablo Ave APN BL/Lot: 3011/030 Noncontributor 1963  
Original Architect: Edwin A. Wadsworth, Original Owner: Charles & Alice Foye

This two-story, wood-frame, stucco-clad, Modern residence has a street facade that is gable roofed with an integral garage at the basement level, a large arched window that spans the first and second stories and a stair leading to the front entry. This property was built after the period of significance and is not a contributor.

300. 146 San Pablo Ave APN BL/Lot: 3011A/008 Noncontributor 1976  
Original Architect: John E. Baumann, Original Owner: Gayena & Ledesma  
Remodeled at unknown date

A two-story, wood-frame, Third Bay Tradition, single-family residence. It has a rectangular plan, asymmetrical facades, a hip roof with asphalt shingles, and is clad in wood shingles with front brick veneer at the basement level. Details include the street facade has a wide garage door at the basement level and a balcony above; the first story is behind the balcony and has two sets of French doors; the second story has two windows situated above the French doors; a recessed facade with a gated entry at the basement level and single-pane windows on the first and second stories. Related features: a gently sloping front yard contains a paver walkway leading to the basement front entry; a driveway leading to a basement garage. This property was built after the period of significance and is not a contributor.

301. 147 San Pablo Ave APN BL/Lot: 3011/031 Noncontributor 1974  
Original Architect: Paul E. Fontaine, Original Owner: Mr. & Mrs. M. Szames

This two-story, wood-frame, wood-sided on the second story and stucco-clad on the first story, Minimal Traditional style residence has windows on all stories and French doors on the first story leading to a patio above an attached basement level garage. It has a stair leading to the front entry. This property was built after the period of significance and is not a contributor.

302. 154 San Pablo Ave APN BL/Lot: 3011A/009 Contributor 1949  
Original Architect: Sam Postil, Original Owner: Louis & Elmira Bravos

A mix of one- and two-story, wood-frame, Colonial Revival/Split Level, single-family residence. It has a rectangular plan, asymmetrical facades, a mix of gable and hip roofs with red tiles and is clad in stucco with brick veneer at the foundation. Details include decorative molding along the roofline; the street facade has a small octagonal window; a slightly projecting gable roofed portion with a bay window that has a painted metal roof, and a garage door below the bay

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window; small multi-pane windows at a recessed second-story facade; brick steps leading to a covered landing and front door; stuccoed chimneys at north and south elevations. Related features: a terraced front yard contains brick retaining walls and a paver walkway leading to the front entry; a driveway leading to a basement garage.

303. 155 San Pablo Avenue APN BL/Lot: 3011/033 Contributor 1938  
Original Architect: Martin Rist, Original Owner: E. N. & Edith Murphy

A mix of one- and two-story, wood-frame, Minimal Traditional, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with asphalt shingles, and is clad in stucco. Details include the street facade is one-story and has a large picture window with side-lites and a balcony; a recessed facade has wood-siding and a multi-pane window on the second story and a multi-pane window on the first story; a covered front entry on the south side of the two-story portion of the house; a stuccoed chimney at the south elevation. Related features: a terraced front yard contains concrete steps leading to the front entry; a driveway leading to a projecting basement level garage.

304. 160 San Pablo Ave APN BL/Lot: 3011A/010 Contributor 1939  
Original Architect: Masten & Hurd, Original Owner: Mabel Ahrens

A two-story, wood-frame, Monterey Revival, single-family residence. It has a rectangular plan, asymmetrical facades, a gable roof with red tiles, and is clad in stucco. Details include the first story has multi-pane windows with wood shutters; a centered front door with casing; the second story has a multi-pane window flanked by two sets of French doors and a projecting covered balcony that spans the width of the facade; an internal brick chimney. Related features: a south side yard driveway leading to a metal gate; a sloping front yard contains brick planters and retaining walls, and a brick walkway leading to the front entry.

305. 161 San Pablo Ave APN BL/Lot: 3011/034 Noncontributor 1955  
Original Architect: None, Builder: Timothy Milonas  
Original Owner: Timothy Milonas

This two-story, wood-frame, wood-sided, Minimal Traditional style residence has multi-lite windows, two integral garage doors at the basement level and a stair leading to the front entry. This property was built after the period of significance and is not a contributor.

306. 167 San Pablo Ave APN BL/Lot: 3011/035 Noncontributor 1957  
Original Architect: Arthur Heglin, Original Owner: William & Aileen Juzix

This one-story, wood-frame, wood-sided, Minimal Traditional style residence has multi-lite windows, two integral garage doors at the basement level and a stair leading to the front entry. This property was built after the period of significance and is not a contributor.

307. 170 San Pablo Ave APN BL/Lot: 3011A/010A Contributor 1927

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Original Architect: Harold G. Stoner, Original Owner: Peter & Mary Jorgensen

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of gable and hip roofs with red tiles and is clad in stucco. Details include The street facade is a projecting gable roofed portion that contains a casement window on the first story, and French doors with decorative molding and a covered balconette on the second story; a side facade that contains casement windows on the first story, and a covered balcony and French doors on the second story; a recessed facade with an arched multi-pane window on the second story; between the side and recessed facades is a tower portion that has a covered front entry and arched multi-pane windows on the second story; stuccoed chimneys at north and south elevations. Related features: a gently sloping front yard contains stucco retaining walls and a metal fence with gate and a brick walkway leading to the front entry; a north side yard driveway leading to a basement garage.

308. 175 San Pablo Ave                      APN BL/Lot: 3011/078                      Contributor                      1935  
Original Architect: Henry Gutterson, Original Owner: Charles & Marguerite Smith

A two-story, wood-frame, Colonial Revival, single-family residence. It has an irregular plan, a symmetrical front facade, a hip roof with asphalt shingles, and has wood siding. Details include multi-pane windows with wood shutters on both stories; small oval windows; the front entry has a slightly recessed front door and decorative trim including columns and a crosshead; a front terrace above a basement level garage; brick chimneys at north and south elevations. Related features: a terraced front yard contains brick steps leading to the front entry; brick retaining walls; a driveway leading to a basement level garage.

309. 180 San Pablo Ave                      APN BL/Lot: 3011A/011                      Contributor                      1923  
Original Architect: Meyer & Johnson, Original Owner: B. F. Blair

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has a rectangular plan, asymmetrical facades, a gable roof with asphalt shingles, and is clad in stucco with brick at the foundation. The street facade has single-pane windows with wood shutters and a slightly projecting tower portion that has painted trim and a small brick porch; an arched front door and porch entry; a small, recessed facade with a long and narrow arched window; a stuccoed chimney at the street elevation. Related features: a gently sloping front yard contains brick steps and walkway leading to the front entry; a brick walkway leading to a wooden gate; a south side yard driveway leading to an attached garage.

310. 181 San Pablo Ave                      APN BL/Lot: 3011/038                      Contributor                      1935  
Original Architect: Martin Rist, Original Owner: Helen King

A two-story, wood-frame, simplified Mediterranean Revival, single-family residence. It has an irregular plan, a symmetrical street facade with a narrow, recessed facade, a mix of hip and gable roofs with red tiles and is clad in stucco on the second story and brick on the first story. Details include the street facade has a three-lite window on the second story and a large multi-pane

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window with a balcony on the first story; the front entry is at the south elevation; a recessed facade with a three-lite window on the second story and a multi-pane window on the first story; a brick chimney at the north elevation. Related features: a terraced front yard contains brick steps leading to the front entry; brick retaining walls; a projecting basement level garage.

311. 190 San Pablo Ave APN BL/Lot 3011A/012 Contributor 1949  
Original Architect: Unknown, Original Owner: George & Bernice Caesar

This is a two-story, wood-frame, stucco-clad, Prairie School-inspired house with a hipped roof and prominent front chimney. The house, situated on a triangular or gore-shaped lot, has facades that face both San Pablo and Yerba Buena. Set into a hill, the house appears to float above the street. There are expansive glazed windows at the corners and an integral, double-garage along San Pablo. Details include multi-paned windows, external stuccoed chimney, canted corner, and a recessed entry. Related features include a stepped, rock retaining wall; tiled pathways; concrete curbing at paths; and extensive landscaping.

### **San Rafael Way**

312. 1 San Rafael Way APN BL/Lot 3099/018 Contributor 1916  
Original Architect: Henry H. Gutterson, Original Owner: Albert J. Villain  
Side addition by Kotas/Pantaleoni 1988

A two-story, wood-frame, Eclectic Craftsman, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a gable roof. Details include pedimented and arched details over the front-facing door; unenclosed eaves with exposed rafter tails; scrolled brackets supporting thick wood molding beneath two second story windows; and two stucco clad chimneys. Related features include terraced lawn at west side yard; brick path and stairs to entry; small, detached garage in rear at south side yard. The side addition in 1988 did not alter the overall Craftsman character of the primary, street-facing façade.

313. 2 San Rafael Way APN BL/Lot 3098/001 Contributor 1929  
Original Architect: Harold G. Stoner, Original Owner: Ada & John F. Dunn

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, asymmetrical façade, and a gable roof. Details include Spanish tile roof; recessed entry with decorative stucco embellishments, second story balconette with metal railing centered directly above entry; twin arched windows with central colonette; and two stucco clad chimneys. Related features include integrated two-car garage; east front yard; brick path and stairs to entry with curved, wrought iron railings.

314. 20 San Rafael Way APN BL/Lot 3098/002 Contributor 1938  
Original Architect: H.C. Baumann, Original Owner: George D. & Edwina Mac D. Knight

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A two-story, wood-frame, Minimal Traditional, single-family residence with stucco finish and brick cladding. It has an square plan, a symmetrical façade, and a gable roof. Details include brick cladding on first floor; recessed entry flanked by fluted pilasters, supporting a balconette; circular window on first floor; wood shutters on second floor; and two stucco clad chimneys. Related features include detached garage in rear at south side yard; east front yard with boxwood hedges; brick path and stairs to entry with wrought iron railings.

315. 25 San Rafael Way APN BL/Lot 3098/017 Noncontributor 1986  
Original Architect: Kwan & Associates (Engineer), Original Owner: Wong/Gee

A two-story, wood-frame, single-family residence with no strong stylistic characteristics, but with a stucco finish. It has a rectangular plan, an asymmetrical façade, and hip and flat roof forms. Details include Spanish tile roof; recessed, front-facing entry with columns supporting a flat portico; circular porthole window; and integrated two-car garage. Related features include brick steps from sidewalk to entry. This property was built after the period of significance and is not a contributor.

316. 30 San Rafael Way APN BL/Lot 3098/003 Contributor 1937  
Original Architect: Masten & Hurd, Original Owner: James L. Jr. & Sarah R. Holland  
Interior remodel by Locus Architecture 2003

A two-story, wood-frame, English Cottage, single-family residence with stucco finish and brick cladding. It has an irregular plan, an asymmetrical façade, and a steeply pitched hip-and-gable roof clad in slate. Details include carved wood fascia at front gable end; flattened arch stucco lintel over recessed entryway; slate roof; stucco clad exterior chimney on north elevation; and copper gutters and downspouts. Related features include detached garage with slate roof in rear at south side yard; east front yard; brick path to entry patio and wrought iron gate; small front patio with low brick walls; mature Japanese maples. This house has not had any significant changes to the front façade.

317. 35 San Rafael Way APN BL/Lot 3099/016 Contributor 1925  
Original Architect: S. K. Campbell, Original Owner: Sterling K & Agnes A. Campbell

A two-story, wood-frame, Classical Revival, single-family residence with stucco finish. It has a square plan, a symmetrical façade, and a gable roof. Details include Doric columns flanking the front-facing door supporting a balconette with heavy entablature consisting of modillions and dentil molding; enclosed eaves with cornice entablature consisting of modillions and dentil molding similar to that found at the entry; and front-facing gable roof centered over entry; stucco keystones at each window lintel; Related features include terraced lawn at west side yard; brick path and stairs to entry; concrete driveway leading to a small detached garage in rear at south side yard.

318. 40 San Rafael Way APN BL/Lot 3098/004 Contributor 1923  
Original Architect: Sidney B. & Noble Newsom, Original Owner: Major E. Robinson

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Rear addition and remodel by Perlman & Hatt 2002

A two-story, wood-frame, Dutch Colonial Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a gambrel roof. Details include square wood columns flanking the front-facing entry; gambrel roof with dormers; and wood shutters on first floor. Related features include detached garage at south side yard; east front yard; brick path and steps to entry; mature plum trees. The rear addition did not impact the front façade of this house.

319. 45 San Rafael Way APN BL/Lot 3099/015 Contributor 1935  
Original Architect: A. R. Williams, Original Owner: Henry C. Clausen

A two-story, wood-frame, Italian Renaissance Revival, single-family residence with stucco finish. It has a square plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; recessed, front-facing entry with cast stone quoins and broken pediment; quoins at front corners; unenclosed eaves with exposed and carved rafter tails; wood shutters on first and second floor windows; and twin stucco chimneys on the north and east elevations. Related features include sloping front yard; brick path and steps to entry; stucco sidewalls to entry staircase are decoratively scrolled; concrete driveway leading to a small, detached garage in rear at south side yard.

320. 50 San Rafael Way APN BL/Lot 3098/005 Contributor 1935  
Original Architect: Charles O. Clausen, Original Owner: Ivy M. Jacobsen

A two-story, wood-frame, Mediterranean Revival, single-family residence with raised basement and stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include front corner quoins; arched entryway with Classical details such as pilasters, rosettes, and urns; arched window lintels on second floor; and wood shutters on both first and second floor windows. Related features include front patio with stucco walls wrought iron gate; and stamped concrete driveway at south side yard. Alterations include the walled front patio and gate.

321. 55 San Rafael Way APN BL/Lot 3099/014 Contributor 1936  
Original Architect: F. Frederic Amandes, Original Owner: Kenneth & Marion F. Evers

A two-story, wood-frame, Monterey Revival, single-family residence with stucco and brick finish. It has an irregular plan, asymmetrical façade, and a gable roof. Details include Spanish tile roof; second floor balcony with exposed supporting brackets and turned wood columns; arched front entryway; brick cladding with exposed mortar to the right of the garage. Related features include integrated two-car garage with brick and concrete driveway, sloping east front yard with curved brick stairs to entry.

322. 65 San Rafael Way APN BL/Lot 3099/103 Contributor 1926  
Original Architect: V.E. Haley, Original Owner: Margaret H. Lawrence

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A two-story, wood-frame, Colonial Revival, single-family residence with horizontal wood shiplap siding and a raised stucco-clad basement. It has a rectangular plan, a symmetrical façade, and a gable roof. Details include paired Doric columns and pilasters at side-facing entry supporting a balconette with wood balustrade and finials; fanlight and sidelights at front door; wood shutters on both first and second floor windows; quarter-round louvered attic vents at front gable end; and exterior brick chimney at front gable end. Related features include sloping lawn at west side yard; concrete and brick driveway leading to small, detached garage in rear at south side yard.

323. 72 San Rafael Way APN BL/Lot 3098/006 Contributor 1922  
Original Architect: Oscar R. Thayer, Original Owner: Alvira E. Bovey  
Garage addition 1950, interior remodel by Swanson & Assoc. 1986

A two-story, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a steeply pitched gable roof. Details include hip-and-gable jerkinhead roof details; half-timbering on first and second floor surrounding front-facing entry; diamond-shaped muntins on windows surrounding entry; square, double-height window bay with flared, copper roof; louvered attic vent at front gable end; and slate roof tiles. Related features include integrated one-car garage on north side with concrete driveway; concrete path from sidewalk leading to brick stairs to entry. The primary façade has not been altered; a small, one-story garage was built in 1950 at the north side.

324. 75 San Rafael Way APN BL/Lot 3099/012 Contributor 1927  
Original Architect: Harold G. Stoner, Original Owner: Owen & Anne M McCusker  
Garage addition by Denis J. Shanagher 1973

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, asymmetrical façade, and a gable roof. Details include Spanish tile roof; second floor balcony with turned wood columns; corner turret with conical roof; unenclosed eaves with carved rafter tails, arched lintels on first and second floor windows; flared entry steps with decorative tile risers. Related features include sloping east front yard with tiled stairs and stucco sidewalls; concrete driveway leading to detached, two-car garage with Spanish tile roof in rear at south side yard. This house retains its historic character at the front façade and has not had any significant alterations except the one-story garage at the side.

325. 76 San Rafael Way APN BL/Lot 3098/007 Noncontributor 1915  
Original Architect: Henry H. Gutterson, Original Owner: Earle A. Wolcott  
Garage by Henry H. Gutterson 1945, altered stucco and fenestration (unknown date)

A two-story, wood-frame, Mediterranean Revival/Altered, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a hip roof. Details include symmetrically paired and stucco clad exterior chimneys on the north and south sides; and front entryway; metal casement windows. Related features include concrete driveway at south side yard. Highly altered with newer stucco, trim, and fenestration.

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326. 95 San Rafael Way APN BL/Lot 3099/010 Contributor 1926  
Original Architect: B. Cooper Corbett, Original Owner: John P. & Emma Flanagan

A two-story, wood-frame, Italian Renaissance Revival, single-family residence with stucco finish. It has a V-shaped plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; recessed, front-facing entry with twin archways and central supporting column; second floor balcony with wrought iron railing and twin columns; front corner quoins; stucco chimney with arched details and Spanish tile roof; arched window lintels on both first and second floors. Related features include corner lot facing San Rafael Way and Monterey Boulevard; elaborate front entry steps with flared concrete sidewalls and decorative concrete urns; sloping and terraced front yard; marble steps lead to recessed entry; concrete driveway on north side leading to detached, two-car garage with Spanish tile roof.

### **Santa Ana Avenue**

327. 2 Santa Ana Ave APN BL/Lot: 3071/029 Contributor 1924  
Original Architect: Henry H. Gutterson, Original Owner: Holbrook N. Pray  
Original address of 1521 Portola was changed to 2 Santa Ana Ave when Portola was widened

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include recessed front entry with arched entryway; arched window lintels on the first floor; wrought iron window baskets; and an exterior, stucco-clad chimney on north side. Related features include a shared concrete driveway on the south side leading to a shared, detached two-car garage and concrete path and steps to entry with wrought iron railings. The house was turned on its original lot to face Santa Ana Avenue, and its address updated, when Portola Drive was widened.

328. 5 Santa Ana Ave APN BL/Lot: 3072/027 Contributor 1925  
Original Architect: Henry A. Minton, Original Owner: E. Nasser

A two-story, wood-frame, stuccoed, Italian Renaissance Revival, single-family residence. It has an irregular plan, asymmetrical front (west) façade, and a gabled roof clad in red tiles with exposed purlins and rafters. Details include center recessed paneled door framed by surround with entablature, plaster shield, and pilasters with composite capitals; large one-story segmental bay with pairs of five-lite French doors on each side and molding at the parapet at the first story; two paired four-lite casements beneath semicircular-arched molding with keystones at the first story; four pairs of three-lite casements framed by shutters at the second story; terracotta wall vents flanking center window at the second story; and the south end of the building steps back and features casements matching those of the main façade. The parcel is located on a corner, and the side (north) façade is also visible and features: center stuccoed chimney; casements matching those of the main façade; and wall vents at the gable apex. Related features include brick stairway with metal railing leading to the entrance; patio with cast balustrade and corner

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pedestal; and paved drive along the east side of the parcel leading to a freestanding garage at the rear of the property. Minimal alterations.

329. 15 Santa Ana Ave APN BL/Lot: 3072/026 Contributor 1925  
Original Architect: B. Cooper Corbett, Original Owner: Anthony Diepenbrock

A two-story, wood-frame, stuccoed, Italian Renaissance Revival, single-family residence. It has a rectangular plan, symmetrical front (west) façade, and a hipped roof clad in red tiles with very shallow eaves. Details include glazed door with wrought-iron grille and widely spaced side lights with wrought-iron grilles; entrance portico composed of a large entablature supported by pilasters and a barrel vault and entablatures supported by Tuscan columns with angle capitals; pairs of four-lite French doors at the first and second stories; wrought-iron balconettes at some second-story windows; and two leaded-glass windows at the second story above the entrance. Related features include brick stairway with metal railing leading to the entrance and a two-track drive made of pavers along the north side of the parcel leading to a freestanding garage at the rear of the property. Minimal alterations.

330. 20 Santa Ana Ave APN BL/Lot: 3071/002 Contributor 1922  
Original Architect: Henry H. Gutterson, Original Owner: Weston L. & Louise Frees Johnson  
Garage 1957, Interior remodel 1996

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a hip roof. Details include projecting front three-part entry bay with arches and square pillars supporting a three-part bay on the second floor; cast concrete balustrade at entry; twin, stucco-clad interior chimneys; and wood molding window frames. Related features include a shared concrete driveway on the north side leading to a shared, detached two-car garage, brick path and steps from sidewalk to entry. This house has not had any significant alterations to its street facing façade.

331. 24 Santa Ana Ave APN BL/Lot: 3071/003 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Isabelle C. & Arthur W. Sobey  
Garage 1928, Interior remodel 2003

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; front-facing door with fanlight; projecting entry bay flanked by stucco pillars supporting a hip roof clad in Spanish tile; metal balconettes on first floor windows with circular detail transoms; second floor windows are paired with arched lintels; wood shutters on some second-floor windows; exterior stucco-clad chimney on the south side. Related features include concrete and brick driveway on the south side yard leading to detached two-car garage at the rear of the lot, concrete path from sidewalk to entry. Substantial Mediterranean landscaping in front yard. This house has not had any significant alterations to its street facing façade.

332. 25 Santa Ana Ave APN BL/Lot: 3072/025 Contributor 1922

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Original Architect: Oscar Thayer, Original Owner: Harold & Viola Dinsmore

A two-story, wood-frame, stuccoed, Mediterranean Revival, single-family residence. It has an irregular plan, asymmetrical facade, and low-pitched hipped roof clad in composition shingles. Details include a large six-sided bay window topped by a red-tile cornice; diamond tiles above bay window segments; semicircular-arched door with wrought-iron grille; semicircular entrance surround including splayed opening, quoins, entablature, pendants, finials, and a festoon; wrought-iron sconce over the entrance; acanthus-leaf base topped by bowed metal balconette and paired six-lite semicircular-arched casements at the second story above the entrance; and paired eight-lite casements at the first and second stories. Related features include brick stairway with metal railing leading to the entrance; raised patio with solid stuccoed wall in front of first-story windows; and a paved drive along the north side of the parcel leading to a detached garage at the rear of the property. Minimal alterations.

333. 30 Santa Ana Ave                      APN BL/Lot: 3071/004                      Contributor                      1924  
Original Architect: Joseph L. Stewart, Original Owner: Dr. Lloyd D. Bryan

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has a rectangular plan, an asymmetrical façade, and a hip roof. Details include Spanish tile roof; front-facing door with fanlight; recessed entry flanked by decorative stucco quoins and keystone surrounding arched entryway; large picture window on front façade with cast concrete balconette; metal balconette on second floor windows with arched lintels; front entry patio with cast concrete balustrade. Related features include concrete and brick driveway on the south side yard, brick path from sidewalk to entry.

334. 35 Santa Ana Ave                      APN BL/Lot: 3072/024                      Contributor                      1917  
Original Architect: Charles E. Hodges, Original Owner: George & Jeanette Kennedy

A two-story, wood-frame, shingled, Colonial Revival, single-family residence. It has a rectangular plan with a rear addition, symmetrical front (west) façade, and a hipped roof clad in composition shingles. Details include center front portico with fluted columns and pilasters with Ionic capitals, entablature, dentil course, and segmentally arched top with cornice returns; paneled door with multi-lite transom and side lights; grouped, multi-lite windows with molding at the lintel at the first story; four-over-one double-hung windows framed by shutters at the second story; centered grouped window at the second story above the entrance; paired modillions at the eaves; and a shingled chimney near the center of the roof. Related features include brick stairway and balustrade base with metal railing leading to the entrance; low brick retaining wall at sidewalk and drive; and a paved drive along the north side of the parcel leading to a detached garage at the rear of the property. Minimal alterations.

335. 40 Santa Ana Ave                      APN BL/Lot: 3071/005                      Contributor                      1924  
Original Architect: William F. Gunnison, Original Owner: Leah W. Leurey

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A three-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and primary gable and secondary hip roof. Details include Spanish tile roof; front-facing door with semicircular metal and fabric awning; circular window directly above entry; small windows to either side of entry covered by decorative metal grills; a prominent third floor tower with a hip roof clad in Spanish tile and integrated chimney on south side. Related features include concrete and brick driveway on the north side yard leading to a small, detached garage at the rear of the lot, concrete and brick path from sidewalk to entry.

336. 41 Santa Ana Ave                      APN BL/Lot: 3072/023                      Contributor                      1922  
Original Architect: Harold G. Stoner, Original Owner: Charles & Mira Gibbons  
Interior remodel by Locus 2001

A two-story plus basement, wood-frame, stucco-clad, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facade, low-pitched intersecting hipped roofs, and is clad in smooth stucco. Details include side entrance in a one-story porch with flat roof and balustrade along the parapet; semicircular-arched multi-lite door under a domed fabric awning; at façade four-lite windows at basement level; grouped opening of three casements above metal railing at first story; grouped opening of four casements at second story with turned spindles framing the sides of the windows above; shallow metal balconette resting on brackets under grouped second story window; narrow four-lite casement with spindled grille above brackets; diamond tile in molding along eave; and stuccoed chimney at south façade. Related features include brick stairway and balustrade with metal railing leading to the entrance; a paved two-track drive along the south side of the parcel leads to a detached garage at the rear of the property. Minimal alterations, interior remodel did not impact exterior features.

337. 45 Santa Ana Ave                      APN BL/Lot: 3072/022                      Noncontributor                      1956  
Original Architect: Unknown, Original Owner: Michael J. McCarthy  
Addition by Garcia 1964, Remodel by Locus 1996

This two-story, wood-frame, stuccoed, Modern Contemporary single-family residence was built or substantially altered after the period of significance. It has an irregular plan, intersecting low-pitched hipped roofs of varying heights clad in composition shingles, and an asymmetrical front (west) facade. Details include a side entry (not visible); open soffits; grouped casement windows in threes and fours; two-story projecting rectangular bay; significant overhang above the garage; and prominent garage-door placement with multi-lite door. Related features include brick stairway and walkway to the side entrance; low brick retaining walls; and a paved drive at south side of the parcel. This property was built after the period of significance and is not a contributor.

338. 50 Santa Ana Ave                      APN BL/Lot: 3071/006                      Contributor                      1922  
Original Architect: L.A. Bryant (designer), Original Owner: Jeanette M. Wolf  
Side and rear alterations 1985

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A two-story, wood-frame, Colonial Revival, single-family residence with stucco finish on the ground floor and shingled siding on the second floor. It has a rectangular plan, an asymmetrical façade, and gable, hip, and shed roof forms. Details include entry porch supported by four square wood columns running the entire length of the front façade; front-facing door with sidelights; prominent second floor dormer clad in shingles with a shed roof; and paired windows with wood shutters on the second floor. Related features include concrete driveway on the south side yard leading to a detached garage at the rear of the lot and brick path from sidewalk to entry. Alterations in 1985 did not result in changes to the Colonial Revival character of the primary, street-facing façade.

339. 54 Santa Ana Ave APN BL/Lot: 3071/007 Contributor 1939  
Original Architect: Charles F. Strothoff, Original Owner: Mr. & Mrs. G. Ososke

A two-story, wood-frame, Minimal Traditional, single-family residence with stucco finish on the ground floor and horizontal wood siding on the second floor. It has an irregular plan, an asymmetrical façade, and hip, and shed roof forms. Details include front entry porch with brick steps and landing and a single square wood column; horizontal wood siding on the second floor; and an exterior painted brick chimney on front façade. Related features include front yard enclosed by wood picket fence with gate; concrete driveway leading directly from street to front-facing integrated two-car garage.

340. 55 Santa Ana Ave APN BL/Lot: 3072/021A Contributor 1927  
Original Architect: Frank W. Dakin, Original Owner: Lawrence & Elvira Jordan

A two-story, wood-frame, stuccoed, Italian Renaissance Revival, single-family residence. It has a rectangular plan with rear porch, symmetrical front (west) façade, and a jerkinhead roof clad in composition shingles. Details include center entrance with wood paneled door and semicircular-arched transom; Classical entrance surround with entablature and Doric columns and capitals; six-over-six double-hung windows at the first and second stories; a four-over-four double-hung window at the second story above the entrance; paneled wood shutters; and shallow eaves. Related features include brick stairways with metal railings; and paved drive along the south side of the parcel leading to a detached garage with second-story unit at the rear of the property. Minimal alterations: historically had red-tile roof.

341. 60 Santa Ana Ave APN BL/Lot: 3071/008 Contributor 1917  
Original Architect: Falch & Knoll, Original Owner: Beatrice C. Bradley  
Remodel and addition to rear of house by architect Jared Polsky 1993

A two-story, wood-frame, Classical Revival, single-family residence with a raised basement and stucco finish. It has an irregular plan, a symmetrical façade, and a flat roof behind a parapet. Details include recessed arched entryway flanked by Doric columns and pilasters supporting an awning with stucco molding and metal balconette above; window on first floor with metal balconettes and arched lintels; Palladian style window with wood molding on second floor centered over entry; bracketed cornice with dentil molding; flat, stucco parapet with wood

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balustrade details; and exterior chimney on south side. Related features include concrete driveway on the south side yard leading to an integrated two-car garage towards the rear of the property; brick path from sidewalk leading to brick steps at entry. Rear addition did not impact the street facing façade.

342. 65 Santa Ana Ave                      APN BL/Lot: 3072/020                      Contributor                      1923  
Original Architect: Walter C. Falch, Original Owner: Herbert & Della Cook  
Interior remodel by Herman Dyes 1965

A one-story plus basement, wood-frame, stuccoed, Mediterranean Revival, single-family residence. It has an irregular plan, asymmetrical front (west) façade, and a hipped and cross-gable roof clad in red tiles. Details include recessed entrance framed by surround composed of segmentally arched opening, entablature with geometric molding and shield, twisted columns and composite capitals, and entablatures topped by finials; a Palladian window above a planter box supported by brackets; front-facing lower cross gable with segmentally arched grouped window with transom; metal balconette over brackets; plaster shield in the gable end; and spindled grilles at the basement windows. At the south elevation, there is a large semi-octagonal bay with polygonal hipped roof; windows with two-lite transoms; windows at the basement level of the bay; and a stuccoed chimney at the gable end. Related features include brick stairways with metal railings leading to the entrance; and a paved drive along the south side of the parcel leading to a detached garage at the rear of the property. Minimal alterations: some of the bay's windows appear to be replacements, and metal security grilles have been added to the bay's basement windows.

343. 66 Santa Ana Ave                      APN BL/Lot: 3071/009                      Contributor                      1922  
Original Architect: Charles F. Strothoff, Original Owner: Girard B. Rosenblatt

A two-story, wood-frame, Craftsman, single-family residence with primary stucco finish with secondary shingle siding. It has an irregular plan, an asymmetrical façade, and hip, gable, and shed roof forms. Details include front entry pergola supported by Doric columns; second floor dormer with shed roof and shingle siding; and exterior brick chimney on south side. Related features include front yard enclosed by wood picket fence with gate; concrete driveway at south side yard; tiled path from sidewalk to brick steps at entry.

344. 72 Santa Ana Ave                      APN BL/Lot: 3071/010                      Contributor                      1953  
Original Architect: Kenneth Evers, Original Owner: Kenneth & Marion F. Evers

A two-story, wood-frame, Minimal Traditional/Ranch, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include side-facing entry within brick porch and square wood columns; brick base on front façade; wood shutters on the first floor; windows with diamond-shaped muntins on second floor; integrated brick chimney; Related features include concrete driveway directly from street to integrated two-car garage with rooftop deck and railing.

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345. 75 Santa Ana Ave APN BL/Lot: 3072/019 Contributor 1918  
Original Architect: Smith & Stewart, Original Owner: Malcolm A. Neal

A one-story, wood-frame, stuccoed, Craftsman style, single-family residence. It has an irregular plan, symmetrical front (west) façade, and a hipped roof with intersecting front-facing jerkinhead roofs. All sections of the roof are covered in composition shingles and feature rolled eaves. Details include center entrance with pairs of ten-lite French doors recessed under the main roof's eaves; eight-lite casement windows in groups of threes and fives; planter boxes supported by brackets under some windows; and two stuccoed chimneys close to the center of the residence. Related features include brick porch; retaining walls; stairway with metal railing; and a paved two-track drive along the north side of the parcel leading to a detached garage at the rear of the property. Minimal alterations.

346. 80 Santa Ana Ave APN BL/Lot: 3071/011 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Joseph A. Hatter

A two-story, wood-frame, Classical Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a gable roof. Details include recessed arched entryway with fanlight flanked by fluted pilasters supporting molded wood cornice; centered above entry is a Palladian style window with a pedimented gable roof; wood shutters on first and second floor windows; and gable ends clad in horizontal wood with circular louvered attic vents. Related features include concrete driveway on the north side yard leading to an detached two-car garage towards the rear of the property; tiled path from sidewalk leading to brick steps at entry.

347. 85 Santa Ana Ave APN BL/Lot: 3072/018 Contributor 1925  
Original Architect: Oliver L. Johnson, Builder: Joel Johnson, Original Owner: Oliver L. Johnson

A two-story, wood-frame, stuccoed, Mediterranean Revival, single-family residence. It has a rectangular plan, symmetrical front (west) façade, truncated pyramidal main roof with flat roofs/decks over one-story sections. The roof is clad in red tiles and features a dentil course at the eaves. Details include center recessed entrance under barrel-vaulted opening supported by twisted columns with composite capitals; glazed door and semicircular-arched transom with wrought-iron grilles; grouped second-story opening with 15-lite paired casements flanked by ten-lite casements; pairs of swans-neck multi-lite casements with semicircular-arched transoms with rondels in the façade's one-story sections; balconettes with balustrades at first-story windows; and second-story decks with shaped parapets and metal railings. Related features include brick stairways with metal railings leading to the entrance and a concrete-and-brick drive along the north side of the parcel leading to a detached garage at the rear of the property. Minimal alterations.

348. 89 Santa Ana Ave APN BL/Lot: 3072/017 Contributor 1925  
Original Architect: W. W. Harper, Original Owner: Augustine E. Johnson

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A two-story plus basement, wood-frame, Italian Renaissance Revival, single-family residence. It has an irregular plan, largely symmetrical front (west) façade, and a hipped roof with exposed rafters visible in open soffits. The building is clad in smooth stucco with quoins at the corners, brick at the water table, and composition shingles at the roof. Details include center Classical entrance surround with consoles supporting a molding and frieze with a shield and festoon; wrought-iron gate at the entrance; two three-lite casements with semicircular-arched transoms on either side of the entrance at the first story; and ornamental plaster panels with shields and rinceau below the first-story windows; a pair of semicircular-arched four-lite casements above a wrought-iron balconette at the second story above the entrance; six-lite casements at the second story; quoins that extend at the south end of the façade to create a wingwall, topped by an urn with finial; and a stuccoed chimney at the south elevation. Related features include brick stairways and landing with low brick solid balustrades; two-track paved drive along the south side of the parcel leading to a detached garage at the rear of the property. Minimal alterations: historically the building had clay tile on the roof.

349. 90 Santa Ana Ave                      APN BL/Lot: 3071/012                      Contributor                      1927  
Original Architect: Masten & Hurd, Original Owner: Robert & Katherine Hutcherson  
Second story porch enclosed and interior remodel 1990s by Steve Johns

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; side-facing front door within entry porch; first floor windows with arched lintels and copper-clad semicircular awnings; second floor windows with carved wood shutters; second floor porch was enclosed with glazing in a 1990s sensitive remodel; and stucco-clad exterior chimney on south side. Related features include an enclosed garden entry courtyard and patio with concrete walls and gate posts with domed finials was added in 1990s; concrete driveway on the north side yard leads to a detached, two-car garage at the rear of the lot; concrete path from sidewalk to entry courtyard. This house has had minimal alterations except the extensively glazed enclosure of the second story porch.

350. 110 Santa Ana Ave                      APN BL/Lot: 3101/002                      Contributor                      1925  
Original Architect: Masten & Hurd, Original Owner: H. N. McEwen

A two-story, wood-frame, Classical Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a gable roof. Details include recessed arched entryway with fanlight flanked by Doric columns supporting a pedimented portico; first floor windows with arched lintels and fanlights; wood shutters on second-floor windows; gable ends clad in horizontal wood with quarter-round louvered attic vents; and exterior stucco chimney on south side. Related features include concrete driveway on the south side yard; brick path from sidewalk leading to brick steps at entry; stepped brick wall at south side of driveway separating it from adjacent property.

351. 115 Santa Ana Ave                      APN BL/Lot: 3102/020                      Contributor                      1953  
Original Architect: Ward & Bowles, Original Owner: Ruth Freese Conway

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### Interior remodel by Eden & Eden 1970

A two-story-over-basement, wood-frame, Modern, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a flat roof. Details include row of fixed frame windows on front façade; flat, horizontal stucco awning with metal balcony railing above three-car garage on ground floor; second floor set back from first floor; enclosed projecting eaves; side-facing recessed entry; stucco chimney on south side. Related features include concrete driveway leading from the street directly to integrated three-car garage at basement level, concrete steps and path from driveway to side entry with integrated planters and metal railings. Interior remodel did not impact this heavily glazed Modern house.

352. 120 Santa Ana Ave                      APN BL/Lot: 3101/003                      Contributor                      1913  
Original Architect: O.C. Holt, Original Owner: Evelyn Hurd  
Alteration 1945, rear addition by Conley 1957, remodel by Egan 2002

A two-story, wood-frame, Classical Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include recessed entry with sidelights and transom flanked by fluted Doric columns supporting a flat portico with turned wood balconette; first floor three-part bay windows with hip roofs; wood shutters on second floor windows; stucco banding at second floor; exterior stucco-clad chimney on south side. Related features include raised front yard; concrete driveway on the south side yard leading to a detached garage at the rear of the lot; slate stone path from sidewalk leading to slate steps and landing at entry. The 1945 alteration occurred during the period of significance, the 1957 addition was at the rear, and a 2002 remodel did not impact the street facing façade.

353. 125 Santa Ana Ave                      APN BL/Lot: 3102/019                      Contributor                      1922  
Original Architect: Kenneth MacDonald, Jr. & Maurice C. Couchot, Original Owner: Robert J. Cooper  
Garage 1949, rear addition 1957, remodel by Appleton & Wolfard 1965

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include recessed entry with sidelights and transom flanked by turned colonettes; recessed stucco archway with circular medallion above entry; metal lanterns flanking entry; a row of three small windows with stucco arches and a pair of turned columns centered directly above entry; metal balconettes at second floor windows; exterior stucco-clad chimney on south side. Related features include sloping front yard with curved, concrete stairway with metal handrails leading to front door; mature juniper bushes and boxwood hedges; concrete driveway on the north side yard leading to a detached garage at the rear of the lot. Alterations include replacement fenestration in original window locations. The garage and addition, both at the rear, have not impacted the front facade.

354. 130 Santa Ana Ave                      APN BL/Lot: 3101/004                      Contributor                      1948  
Original Architect: Angus McDonald McSweeney, Original Owner: Frances M. & J. Eugene McAteer

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Pool and bathhouse 1957

A two-story-over-basement, wood-frame, Modern, single-family residence with vertical wood siding. It has an irregular plan, an asymmetrical façade, and a flat roof. Details include recessed entry with sidelights; grid of vertical and horizontal wood trim surrounding front door and second floor windows; and broad, flat eaves. Related features include front patio enclosed by brick wall and posts with cast concrete caps; wrought iron entry gate to front patio; walls heavily vegetated with climbing vines; concrete driveway at south side yard leading to a detached garage at the rear of the lot.

355. 131 Santa Ana Ave APN BL/Lot: 3102/018 Contributor 1932  
Original Architect: Erle J. Osborne, Original Owner: Philip H. & Ruth S. Arnot  
Addition by Erle J. Osborne 1932

A two-story-over-basement, wood-frame, Classical Revival, single-family residence with stucco finish and horizontal wood siding. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include recessed, arched entry with sidelights flanked by fluted pilasters supporting a broken pediment; first floor stucco finish with second floor clad in horizontal wood siding; three-part bay windows with hip roofs; wood balconette with turned wood balustrade above integrated single-car garage; and carved wood half-round fan detail over gable end window on second floor. Related features include raised front yard with brick retaining wall and brick steps with wrought iron railings leading to front door; concrete driveway leading directly from street to integrated one-car garage. The early addition is within the period of significance and compatible with the original architecture.

356. 141 Santa Ana Ave APN BL/Lot 3102/017 Noncontributor 1960  
Original Architect: Unknown, Builder: Walter Gnesdiloff  
Original Owner: Ted D. & Ruth C. Brown

A two-story-over-basement, wood-frame, single-family residence with a simplified Craftsman style. It has an L-shaped plan and a gable roof. Details include shingle siding, brick veneer base at garage level, tiled steps lead to front entrance located on the second floor, replacement Craftsman style front windows and garage doors. Related features include an integral, front-facing, two-car garage; driveway paved with interlocking brick pavers. This property was built after the period of significance and is not a contributor.

357. 150 Santa Ana Ave APN BL/Lot: 3101/005 Contributor 1922  
Original Architect: Henry H. Gutterson, Original Owner: R. F. Pray  
Alterations 1947

A two-story, wood-frame, Classical Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a gable roof. Details include recessed arched entryway flanked by paired Doric columns supporting a pedimented portico; first floor windows with metal balconettes; arches rendered in stucco above both ground floor windows; wood

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shutters on second floor windows; and twin, exterior chimneys on north and south sides. Related features include concrete driveway on the north side yard leading to a detached, two-car garage at the rear of the lot; brick path from sidewalk leading to brick steps at entry. This house is intact at the front façade; alterations in 1947 appear to have been interior in nature.

358. 151 Santa Ana Ave                      APN BL/Lot: 3102/016                      Contributor                      1927  
Original Architect: H.C. Baumann, Original Owner: Joseph E. Marcoux

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with brick walls. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; metal balconettes and arched lintels on all first-floor windows; horizontal brick banding on basement level; stucco-clad projecting bay at second floor with metal balconette, an arched window lintel, and decorative stucco swags, bows, and crests; and unenclosed eaves with exposed rafter tails. Related features include raised front yard with brick retaining wall and brick steps and stepped sidewalls leading to front door; concrete driveway leading directly from street to integrated one-car garage.

359. 157 Santa Ana Ave                      APN BL/Lot: 3102/015                      Contributor                      1922  
Original Architect: Unknown, Original Owner: Luella W. Farnsworth  
Addition by Oscar Thayer 1928

A two-story-over-basement, wood-frame, Classical Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a flat roof. Details include central chimney on front façade; side-facing entry; metal balconettes and arched and flared fabric awnings over first floor windows; metal grills over basement level windows; and broad and flat eaves. Related features include raised and terraced front yard with curved tiled steps leading to side entry; concrete driveway leading from street directly to integrated one-car garage at basement level. The 1928 addition was constructed within the period of significance; no other significant exterior alterations.

360. 160 Santa Ana Ave                      APN BL/Lot: 3101/006                      Contributor                      1924  
Original Architect: B. Cooper Corbett, Original Owner: William H. & Grace M. Barry  
Interior remodels 1931 and 1954

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a square plan, a symmetrical façade, and a hip roof. Details include recessed entry with arched and sculpted portico with central, circular medallion; decorative metal lanterns flanking entry; a row of three small windows with arched lintels and a pair of turned columns centered directly above entry; metal balconettes at second floor windows; sculpted spandrel panels with circular medallions between upper and lower front windows; exterior stucco-clad chimney on south side. Related features include raised front yard with brick retaining wall; brick steps, landing, and sidewalls to front entry; curved, concrete stairway with metal handrails leading to front door; mature juniper bushes and boxwood hedges; concrete driveway on the south side yard. This house has had minimal exterior changes to the primary street façade.

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361. 165 Santa Ana Ave APN BL/Lot: 3102/014 Contributor 1934  
Original Architect: Henry H. Gutterson, Original Owner: Frederick W. & Maude P. Kant  
Garage remodeled by Metamorphosis 1978

A two-story-over-basement, wood-frame, Tudor Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include half-timbering on the second floor; front entry porch with turned wood columns; second floor half-dormers with gabled and flared roofs; balconette with wood plank balustrade and posts with finials centered directly above garage. Related features include sloping and terraced front yard with curved brick steps and stucco sidewalls leading from sidewalk to front entry; concrete driveway leading from street directly to integrated two-car garage at basement level; sloping concrete retaining walls with curved ends to either side of driveway. The internal garage, original to the house, was altered in 1978.

362. 170 Santa Ana Ave APN BL/Lot: 3101/007 Contributor 1922  
Original Architect: Henry H. Gutterson, Original Owner: Theodore & Isabel Steiner  
Alterations 1964

A two-story, wood-frame, Classical Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a hip roof. Details include recessed entry flanked by Classical pilasters supporting a decorative portico with scrolls and panels rendered in stucco; metal balconettes at first floor windows; horizontal stucco banding at second floor; broad, flat eaves; and twin exterior stucco-clad chimneys on north and south sides. Related features include tiled steps and path from sidewalk to front entry, concrete driveway on the north side yard leading to a detached garage at the rear of the lot. This house is intact at the front façade; alterations in 1964 appear to have been interior in nature.

363. 180 Santa Ana Ave APN BL/Lot: 3101/008 Contributor 1924  
Original Architect: Norman R. Coulter, Original Owner: Myrl R. Crane

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has a U-shaped plan, a symmetrical façade, and primary gable and secondary flat roofs. Details include Spanish tile roof; front-facing door within entry porch supported by square columns and covered by decorative metal security grill; tiled steps to front entry; metal balconettes over Palladian style windows with turned stucco columns on the first floor; and flat parapets with Spanish tile on the first floor (Spanish tile gable roof at second floor); Related features include raised front yard; stucco retaining wall with decorative metal light posts; concrete steps leading from sidewalk to front entry; and concrete driveway on the south side yard.

364. 195 Santa Ana Ave APN BL/Lot: 3102/013 Contributor 1948  
Original Architect: Henry H. Gutterson, Original Owner: Elliott M & Marguerite R. Smith

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A two-story, wood-frame, Minimal Traditional/Split Level, single-family residence with horizontal wood siding. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include entry porch supported by a single square column with concrete steps and stainless steel tubular railings; octagonal porthole window above entry; ribbon windows on the second floors; and an exterior brick chimney on the south side; Related features include corner lot at Santa Ana Avenue and Monterey Boulevard; raised front yard with rusted Corten steel retaining wall with heavy landscaping; concrete steps and path with stainless steel railings leading from sidewalk to front entry; integrated two-car garage with shed roof accessed directly from Monterey Boulevard. Alterations include a retaining wall and concrete steps path, and railings to the entry. These alterations are compatible with the character of the house.

### **Santa Clara Avenue**

365. 14 Santa Clara Ave                      BL/Lot 2989A/031                      Contributor                      1925  
Original Architect: B. Cooper Corbett, Original Owner: Genevieve T. Yard  
Remodel by Hood Thomas 2001

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has a roughly rectangular plan, an asymmetrical plan, and a compound hip and shed roof. Features include the main entrance, located within a recessed porch with an arched portal defined by Composite pilasters and paneled walls and ceiling. To the left of the entrance is a large segmental arched, divided-lite window. To the right of the entrance is hip-roofed pavilion featuring a similar arched window at the first-floor level. The windows at the second-floor level are all divided-lite wood casements with shutters and decorative sills. The closed eaves are defined by a copper gutter. Visible to the left is a stucco chimney with a tiled flue. Related features include a hip-roofed, detached garage at the rear of the lot that is shared with 20 Santa Clara Avenue. Other site features include a front lawn and garden, a paved driveway, and a rear garden. To the northwest is a vacant lot containing several mature trees that may be part of the same property. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

366. 15 Santa Clara Ave                      BL/Lot 2987A/014                      Contributor                      1925  
Original Architect: B. Cooper Corbett, Original Owner: Frank & Georgina Campbell

A two-story, wood-frame, Dutch Colonial Revival, single-family dwelling finished in smooth stucco and brick trim. It has a rectangular plan, an asymmetrical façade, and a compound gable, hip, and flat roof. Features include the main entrance located in a recessed porch defined by a brick arch. The entrance contains a wood door that appears to be original. To the left of the entrance are two pairs of French doors that face a brick patio with a wrought-iron railing. The right half of the façade is encompassed within a gable-roofed wing. To the right of the entrance is a large tripartite wood divided-lite window flanked by shutters. Above it is a smaller tripartite window containing casements with diamond-shaped panes. Above this window is a dovecote consisting of four circular openings. The unenclosed eaves feature exposed rafter ends and the flared roof is clad in composition shingles. A shed-roofed dormer containing three sashes with

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diamond-shaped panes faces the street. A stucco chimney is visible to the left. Related features include a detached garage at the rear, left side, of the property and a front garden divided by a brick stair with wrought-iron railings. There are also side and rear gardens. The side garden is demarcated by a picket fence with brick consoles. The property, which appears to be in good condition, has not undergone any substantial exterior alterations.

367. 20 Santa Clara Ave BL/Lot 2987A/003 Contributor 1925  
Original Architect: B. Cooper Corbett, Original Owner: Mary C. Drake

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco with raised quoins at the corners. It has a rectangular plan, a symmetrical façade, and a hip roof. Features include the main entrance, sheltered within a porch supported by Tuscan columns and capped by a balustrade made of turned wood balusters. The rest of the fenestration on the primary façade consists of pairs of full-length, divided-lite wood casement windows. The enclosed eaves are defined by a narrow cornice molding and copper gutter and the roof is clad in clay roof tiles. Visible to the left is a stucco chimney. Related features include a hip-roofed, detached garage at the rear shared with 14 Santa Clara Avenue, a brick-paved driveway along the side, a grass lawn at the front, and a patio at the rear. The property, which appears to be in good condition, has not undergone any substantial exterior alterations.

368. 25 Santa Clara Ave BL/Lot 2987A/013 Contributor 1925  
Original Architect: Edward Musson-Sharpe, Original Owner: Franklin & Marie O'Brien

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound hip and flat roof. Features include the main entrance, located within a deeply recessed porch at the right side of the primary façade. The entrance contains the original paneled wood door with a decorative glass lite at the top. To the left of the entrance are three pairs of French doors that open onto wrought-iron balconies. These French doors are capped by lunette-shaped panels ornamented with plaster urns and swags. The second-floor level is fenestrated by four double-hung wood windows with a light pattern of six-over-one. The enclosed eaves are supported by modillions and the hip roof is clad in red clay tiles. Related features include a detached garage at the rear of the lot, a front lawn, and a brick stair leading to the main entrance. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

369. 30 Santa Clara Ave BL/Lot 2989A/004 Contributor 1925  
Original Architect: F.E. Sutherlin, Original Owner: H.A. & Hazel Ballentine

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has an L-shaped plan, an asymmetrical façade, and a compound hip roof. Features include the main entrance in the left bay, set back from the street. The entrance contains its original paneled wood door reached by a short brick stair with wrought-iron railings. Fenestration at the first-floor level consists of paired French doors with lunette-shaped transoms and shallow metal balconies. Fenestration at the second-floor level consists of pairs of divided-

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lite wood casement windows. The unenclosed eaves are defined by a copper gutter and the roof is clad in red clay tiles. A stucco chimney is visible on the right side of the dwelling. Related features include a hip-roofed, detached garage at the rear of the property, a brick-paved driveway to the side, and a front yard/garden containing a pair of magnolia trees. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

370. 35 Santa Clara Ave BL/Lot 2987A/012 Contributor 1923  
Original Architect: B. Cooper Corbett, Original Owner: Elvin & Emma Giacobbi

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has a rough W-shaped plan, a symmetrical façade, and a compound hip and flat roof. Features include the main entrance, which faces the intersection of Santa Clara Avenue and Santa Monica Way. The entrance is recessed within a monumental arched porch defined by pilasters, an ornamented lintel, and a tile-clad pent roof. The entrance retains its original single-panel wood door. The fenestration pattern is symmetrical and grid-like, consisting for the most part of paired divided-lite wood casement windows and French doors facing shallow decorative balconies supported by plaster brackets. Above the main entrance is an arcaded veranda featuring a Composite column at the center. The unenclosed eaves are defined by notched rafter tails and a copper gutter and the roof is clad in red clay tiles. Related features include a detached garage at the rear of the property facing Santa Monica Way, as well as a large front garden/lawn with a mature Canary Island palm near the formal stair leading up from the sidewalk to the house. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

371. 40 Santa Clara Ave BL/Lot 2989A/005 Contributor 1925  
Original Architect: E.A. Garin, Original Owner: Mary E. Harrison  
Remodel by Joseph Atsus 2003

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has an L-shaped plan, a symmetrical façade, and a compound hip and flat roof. Features include the main entrance, housed within a recessed porch with an arched portal defined by a wrought-iron bower. The entrance contains the original wood-panel door. The fenestration on the primary façade consists of paired divided-lite wood windows arranged in a grid pattern. The windows at the first-floor level have arched lunette moldings with cartouches and the windows on the second floor, in the outer bays, have shallow balconies with wrought-iron railings. The unenclosed eaves feature notched rafter tails and a gutter, and the roof is clad in red clay tiles. Related features include a broad front garden and smaller rear yard. The integral garage is located in the basement and accessed by a driveway on the south side of the property. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

372. 50 Santa Clara Ave BL/Lot 2989A/006 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Earl S. Bullard

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A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has an L-shaped plan, a symmetrical façade, and a compound hip roof. Features include the main entrance, located on the side (right) elevation. The entrance, accessed by a short run of concrete stairs, is sheltered beneath an oriel supported by carved brackets. The entrance retains the original paneled wood door, flanked by sidelights. The primary façade features a gridded fenestration pattern, including two pairs of French doors at the first-floor level and two pairs of divided-lite wood casement windows at the second-floor level. There are three molded stucco panels on the primary façade, as well as quoins at the corners and broad lintels above the fenestration at the first-floor level. The enclosed eaves feature a curved ovolo molding and a copper gutter, and the roof is clad in red clay tiles. Visible to the left is a large stucco chimney with a tiled chimney cap. Related features include large front and rear gardens. The integral garage is located in the basement and it is accessed by a driveway along the north side of the property. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

373. 55 Santa Clara Ave                      APN BL/Lot: 3076/030                      Contributor                      1937  
Original Architect: Maybeck, White & Merchant, Original Owner: Karl & Dorothy Schuster  
Garage by Merchant 1937, rear addition by Merchant 1955

A two-story, wood-frame, Tudor Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a mix of gable and hip roofs with asphalt shingles and is clad in stucco with half-timbering on the second story and brick on the first story. Details include the hip roof is steeply pitched; the primary facade is oriented towards the corner of Santa Clara Ave and Yerba Buena Ave; the primary facade has multi-pane windows on the first story and multi-pane windows at the cross gables on the second story; there are grouped arched windows above the centered front entry and are flanked by two small windows; a recessed front door that is flanked by two small arched windows; two secondary facades with multi-pane windows and a cross gable at the elevation facing Yerba Buena; stuccoed internal chimneys. Related features: an east side yard driveway leading to a detached garage at the secondary facade facing Yerba Buena; a terraced front yard contains paver steps and walkway leading to the front entry. Merchant was the successor architect to Maybeck's firm; his rear addition and side garage along Yerba Buena are both compatible with the original architecture.

374. 60 Santa Clara Ave                      BL/Lot 2989A/007                      Contributor                      1926  
Original Architect: F.E. Sutherlin, Original Owner: John and Ruth Biller  
Garage 1927, interior remodel 1992

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has a rectangular plan, a symmetrical façade, and a hip roof. Features include the main entrance, located on the side (left) elevation. The entrance, accessed by a short flight of concrete stairs, is sheltered within a recessed entrance featuring an arched portal and a pair of Solomonic columns with a cartouche centered over the entrance. The primary façade, which faces the street, is composed of three pairs of French doors at the first-floor level and three pairs of divided-lite wood casement windows at the second-floor level. The French doors open onto

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shallow decorative balconies with wrought-iron railings and the windows are flanked by louvered wood shutters. The enclosed eaves are defined by an ovolo molding and a copper gutter, and the roof is clad in red clay tiles. Visible to the left is a high stucco chimney. Related features include a detached garage at the rear of the property and a large front garden. The garage is accessed by a driveway along the south side of the property shared by 70 Santa Clara Avenue. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

375. 65 Santa Clara Ave APN BL/Lot: 3076/029 Contributor 1925  
Original Architect: Henry Gutterson, Original Owner: Eva Waterman  
One-story rear addition 1978

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has a rectangular plan, an asymmetrical facade, a hip roof with asphalt shingles, and is clad in stucco. Details include multi-pane windows with decorative detailing including balusters on the first story; individual and grouped multi-pane windows on the second story; a multi-pane window with a curved balconette on the second story; decorative quoins; a recessed front porch with an entry that has classical trim; a stuccoed chimney at the south elevation and an internal chimney. Related features: a south side yard driveway leading to a detached garage; a terraced front yard contains brick steps and walkway leading to the front entry. The one-story rear addition did not alter the front façade of the house.

376. 70 Santa Clara Ave BL/Lot 2989A/008 Contributor 1932  
Original Architect: Masten & Hurd, Original Owner: Elizabeth L. Donohue  
Interior remodel 2001

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has an L-shaped plan, asymmetrical façade, and a compound hip roof. Features include the main entrance, located in the recessed right bay facing the street. The entrance is bounded by oversized voussoirs and it retains its original single-panel wood door, whose glass is protected behind an ornamental iron grille. The double-hung windows above it is also contained within a wrought-iron grille. Most of the rest of the primary façade is obscured by lush plantings, but the windows on the second-floor level are visible. These consist of two pairs of divided-lite wood casement windows with wood shutters emblazoned with an X-pattern. Visible on the side (right) elevation are three arched windows containing art glass that illuminate the stair inside. The enclosed eaves feature a pair of ovolo moldings and a copper gutter. The roof is clad in red clay tiles. Related features include a detached garage at the rear of the property. It is accessed by a driveway that is shared with 60 Santa Clara Avenue. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

377. 75 Santa Clara Ave APN BL/Lot: 3076/028 Contributor 1937  
Original Architect: Maybeck, White & Merchant, Original Owner: Albert & Elise Callahan

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A two-story, wood-frame, French Eclectic, single-family residence. It has an irregular plan, an asymmetrical facade, a hip roof with asphalt shingles, and is clad in stucco. Details include a multi-pane window and a copper roofed bay window on the first story; multi-pane windows at small, arched cross gables on the second story; decorative quoins; a small, centered circular dormer; a recessed front porch with a pedimented entry; a wooden front door with a fanlite above; a brick chimney at the south elevation. Related features: a terraced front yard contains brick steps leading to the front entry; a south side yard driveway leading to a detached garage.

378. 80 Santa Clara Ave                      BL/Lot 2989A/009                      Contributor                      1923  
Original Architect: Masten & Hurd, Original Owner: Ruth R. Davis  
Interior remodel by David S. Gast 1988

A two-story, wood-frame, Colonial Revival, single-family dwelling finished in smooth stucco. It has an L-shaped plan, a symmetrical facade, and a compound hip roof. Features include the main entrance, located at the center of the primary facade. The entrance retains its original paneled wood door flanked by sidelights and surmounted by a lunette window. Fenestration consists of a grid-pattern of windows, including pairs of divided-lite wood casements to either side of the main entrance. The second-floor level of the primary facade features a double-hung wood window at the center with a lite pattern of three-over-six flanked by two pairs of divided-lite casements. The enclosed eaves are defined by a narrow crown molding and a painted metal gutter and the roof is clad in composition shingles. Related features include a lushly planted front garden, rear patio, and a brick-paved driveway to the south that accesses the integral garage at the back of the house. This property has not undergone any substantial exterior alterations.

379. 98 Santa Clara Ave                      BL/Lot 2989A/010                      Contributor                      1924  
Original Architect: S. A. Born, Original Owner: Raymond & Berline Wurlitzer  
Addition by Henry Gutterson 1945, interior remodel by Locus 1999

A two-story, wood-frame, Italian Renaissance Revival, single-family dwelling finished in smooth stucco. It has an L-shaped plan, symmetrical facade, and a hip roof. Features include the main entrance which faces Santa Clara Avenue. The entrance, sheltered within a monumental portico featuring paired pilasters and a lintel capped by a wrought-iron balcony, contains its original wood-panel door flanked by sidelights. The fenestration pattern of the primary facade is symmetrical, consisting of pairs of French doors with shallow wrought-iron balconies to either side of the main entrance. Above them are semi-circular moldings emblazoned with cartouches. The second-floor level features three pairs of double-hung wood windows with a lite pattern of six-over-one. The unenclosed eaves are defined by exposed rafter tails and a painted metal gutter and the roof is clad in composition shingles. A large dormer with a curved roofline sits atop the roof on axis with the main entrance. Related features include a detached garage at the rear of the property facing Terrace Drive and a lushly vegetated garden that wraps around the front and sides of the house. The 1945 addition by Gutterson was completed within the period of significance; no other substantial exterior alterations.

380. 110 Santa Clara Ave                      APN BL/Lot: 3072A/001                      Contributor                      1925

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Original Architect: Masten & Hurd, Original Owner: Florence Carlock

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, a symmetrical street facade with a narrow, recessed facade, a gable roof with red tiles, and is clad in stucco. Details include the street facade has multi-pane windows with trim on the second story, and French doors with decorative wood shutters on the first story; a recessed facade with multi-pane windows with trim; a wooden front door with transom window and sidelites at the side facade; the secondary facade has multi-pane windows with trim on the first story, and narrow arched windows and arched French doors leading to a wood balcony on the second story; a stuccoed chimney at the north elevation. Related features: a gently sloping front yard contains a brick walkway leading to the front entry; brick steps leading to a back entry at the secondary facade; a west side yard driveway leading to a basement garage at the secondary facade.

381. 118 Santa Clara Ave APN BL/Lot: 3072A/002 Contributor 1922  
Original Architect: Theodore W. Lenzen, Original Owner: Mary E. Hunt

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has a rectangular plan, a symmetrical facade, a hip roof with asphalt shingles, and is clad in stucco. Details include multi-pane windows with shallowly inset arches above on the first story; multi-pane windows with wood shutters and a small, centered window on the second story; the front entry is on the north side; stuccoed chimneys at east and south elevations and an internal chimney. Related features: a gently sloping front yard contains tile steps and patio, and a brick walkway leading to the front entry; a south side yard driveway leading to a basement garage.

382. 124 Santa Clara Ave APN BL/Lot: 3072A/003 Contributor 1921  
Original Architect: Morrow & Garren, Original Owner: F. & D. Slosson  
Interior remodel 1964, renovation by Dennis Corelis 1984

This is a two-story, wood-frame, Colonial Revival, single-family residence with a gambrel roof. It has a rectangular plan, a symmetrical front facade, a gambrel roof with asphalt shingles, and has wood lap siding. Details include two multi-pane windows with header trim and wood shutters on the first story; the front entry is on the south side; two multi-pane windows on the second story; a centered brick chimney at the street elevation. Related features include a gently sloping front yard with a brick driveway leading to a detached garage on the south side, and a front entry off the driveway with brick steps. No significant exterior alterations.

383. 145 Santa Clara Ave APN BL/Lot: 3076/065 Contributor 1921  
Original Architect: C. B. Hopkins, Original Owner: Cecil & Elena Hopkins  
Second story addition at rear by BTG 2004

A two-story, wood-frame, Classical Revival, single-family residence, designed for the architect's own family. It has an irregular plan, an asymmetrical facade, a hip roof with asphalt shingles, and is clad in stucco. Details include two large three-lite windows and a pair of arched multi-

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pane windows on the first story; a half-grid window, grouped half-grid windows with trim, and a bay window on the second story; windows at the basement level; a recessed second story portion with French doors that open to a terrace balcony; a recessed front porch with columns; a full lite front door with sidelites; the secondary facade has half-grid windows and a large, centered bay window on the first story and half-grid windows on the second story; stuccoed internal chimneys. Related features: a north side yard driveway leading to a detached garage; a terraced front yard contains brick steps and walkway leading to the front entry; brick retaining walls; a low walled patio on the south side. The addition at the rear did not impact the street facing façades of this house.

384. 200 Santa Clara Ave APN BL/Lot: 3073/001 Contributor 1929  
Original Architect: Masten & Hurd, Original Owner: Walter & Jeannette Dold  
Interior remodel and detached garage added 2002

A two-story, wood-frame, stuccoed Italian Renaissance Revival, single-family residence. It has an irregular plan, asymmetrical front (east) façade, and intersecting hipped roofs clad in red tile. Details include recessed entrance behind a pair of semicircular-arched openings; replacement single pane casement windows at the first and second stories (in original locations); simple ornamental molding and small keystones at first-story windows; quoins at the building's corners; quatrefoil plaster ornament at the second story; shutters at the second-story windows; and a stuccoed chimney with stepped tile cap and red tile vents on the east roof slope. The parcel is located on a corner, and the side (north) façade is also visible and features: stuccoed chimney with stepped red tile cap and red tile vents; two sliding windows with molding; a leaded-glass window with molding; wall vent; and quatrefoil plaster ornament on the wall and chimney. Related features include stuccoed wingwall extending from the south end of the façade; segmentally arched gate opening; stuccoed walls between the house and garage; a detached garage and paved driveway at the north side of parcel; and a low concrete-block and rubble retaining wall. This house was remodeled at the interior and a detached garage added along San Anselmo. Windows were replaced in their original locations.

385. 214 Santa Clara Ave APN BL/Lot: 3073/027 Contributor 1923  
Original Architect: Mitchell Jackson, Original Owner: Arthur Greene

A two-story, wood-frame, stuccoed, Spanish Colonial Revival, single-family residence. It has a roughly rectangular plan, symmetrical front (east) façade, and a hipped roof clad in red tile. Details include center entrance bay with shaped surround; semicircular opening framed by twisted columns, Corinthian capitals, and finials; recessed glazed wood door with side lights; four pairs of twelve-lite French doors at the first story; semicircular indentations with shield-and-foamate ornament above first-story windows; wrought-iron balconettes below first-story windows; three multi-lite casement windows at the second story above the entrance; two pairs of fifteen-lite casements flanked by shutters with cutouts at the second story; and a stuccoed chimney at the south elevation. Related features include brick walkway and stairway with curved metal railings and a paved driveway along the south side of parcel (shared with 230 Santa Clara Avenue)

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leading to a detached garage at the rear of the property. Minimal alterations: a balconette or ornament is missing from the entrance surround.

386. 215 Santa Clara Ave APN BL/Lot: 3074/017 Contributor 1924  
Original Architect: B. Cooper Corbett, Original Owner: William & Mollie Pinkus

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has a rectangular plan, a symmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include the first story has multi-pane windows, a recessed portico with Ionic columns, and a wood front door with sidelite windows; the second story has arched windows with wrought iron balconettes at the street facade; the second story has multi-pane windows and a central wrought iron balcony with Corinthian columns and an arched middle opening; a stuccoed decorative chimney on the south elevation. Related features: a south side yard driveway leading to a detached garage; a terraced front yard contains paver steps and walkway leading to the front entry. Minimally altered.

387. 230 Santa Clara Ave APN BL/Lot: 3073/004 Contributor 1923  
Original Architect: S.A. Born, Original Owner: Tosca Sales  
Alteration by F.E. Lloyd 1937

A two-story, wood-frame, stuccoed, Colonial Revival, single-family residence. It has an irregular plan, symmetrical front (east) facade, and a hipped roof clad in composition shingles. Details include center entrance bay with semicircular opening; fluted columns supporting entablatures with finials flanking the entrance; recessed panel door with ten-lite side lights; two pairs of semicircular-arched French doors on either side of the entry; a pair of six-lite casements with shutters at the center of the second story; a wrought-iron balconette below the center windows at the second story; four pairs of eight-lite casements with shutters at the second story; exposed rafters in open soffits; and a stuccoed chimney at the south elevation. Related features include brick walkway and stairway with metal railings and a paved drive along the north side of the parcel (shared with 214 Santa Clara Avenue) leading to a detached garage at the rear of the property. The 1937 alteration is within the period of significance and there have been minimal other alterations.

388. 235 Santa Clara Ave APN BL/Lot: 3074/016 Contributor 1925  
Original Architect: B. Cooper Corbett, Original Owner: Mary Briggs Connolly

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include the first story has multi-pane windows and a portico with a red-tiled roof. The second story has arched windows with wrought iron balconettes at the street facade; the second story has a multi-pane window at the side facade and multi-pane glass doors leading to a covered balcony with metal railing and columns at the recessed facade; stuccoed decorative chimneys on the north and south elevations. Related features: a south side yard driveway leading to a detached garage; a

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terraced front yard contains brick steps and a walkway leading to the front porch entry. Altered not extensively, new windows.

389. 240 Santa Clara Ave APN BL/Lot: 3073/005 Contributor 1922  
Original Architect: S.A. Born, Original Owner: Laura Sabin

A two-story, wood-frame, stuccoed, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical front (east) façade, and hipped and gabled roofs clad in red tile. Details include entrance surround composed of pilasters and an entablature with medallions and fleur-de-lis and foliate ornament; recessed entry with wood paneled door; wrought-iron sconce light; grouped windows with paired and three eight-lite casements; twisted attached columns with foliate capitals and finials flanking the first-story windows; indented semicircular arches and a stepped lintel above the first-story windows; brackets under the first-story windows; two two-over-one double-hung windows at the second story over the entrance; two pairs of eight-lite casements above wrought-iron balconettes at the second story; exposed rafters in open soffits; a shaped parapet between the façade's one-story and two-story sections; a stuccoed parapet; and chimneys at the south and north elevations. Related features include a paved walkway and brick stairway with curved wrought-iron railings and a paved drive (shared with 250 Santa Clara Avenue) at the south edge of parcel leading to detached garage at the rear of the property. Alterations: it appears a parapet wall has been added to the roof of the one-story section.

390. 245 Santa Clara Ave APN BL/Lot: 3074/015 Contributor 1928  
Original Architect: G. A. Berger, Original Owner: Otto & Violet Schoning  
Interior remodel by Janet Coral Campbell 2001

A two-story, wood-frame, Mediterranean Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include first story multi-pane windows with wrought iron balconettes, inset arches, and decorative plaques above at street and side facades and a multi-pane window at the recessed facade with a balconette; the second story contains a mix of single-pane and multi-pane windows at street and side facades; the second story has a multi-pane window at the recessed facade with a balcony and a decorative plaque immediately below; an arched wood front door at the angled facade with a large plaque above; a small arched sidelite window; stuccoed decorative chimneys at the north and south elevations. Related features: a small brick stairway in front of the front door; a north side yard driveway leading to a sub grade garage in the basement; the façade of the basement is clad in brick; the terraced front yard contains brick steps and walkway leading to the front entry; ornamental pillars at the base and top of steps; a stuccoed retaining wall planter and decorative fountain in the front yard. Garage inserted; otherwise minimally altered at the exterior.

391. 250 Santa Clara Ave APN BL/Lot: 3073/007 Contributor 1923  
Original Architect: S. A. Born, Original Owner: Arthur & Lillian Moench

A two-story, wood-frame, stuccoed, Italian Renaissance Revival, single-family residence. It has an irregular plan, symmetrical front (east) façade (excluding the side entrance), and intersecting

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hipped roofs clad in red tile. Details include three pairs of eight-lite casements with rosettes and swags set in semicircular-arched indentations; a pair of six-over-one double-hung windows above a wrought-iron balconette at the center of the second story; twelve-over-one double-hung window with shutters on either side of the center windows at the second story; exposed rafters in open soffits; main entrance on the side (south) elevation consisting of a small porch roof on brackets with wrought-iron balconette above; west of the entrance on the façade of the recessed section, there are two eight-lite casements with semicircular-arched indentations at the first story and two blind arches at the second story; a stuccoed chimney at the north elevation; and a second stuccoed chimney close to roof's center. Related features include brick stairway; paved walkway; and paved driveway shared with 240 Santa Clara Avenue at the north side of the parcel leading to a freestanding garage at the rear of the property. Alterations: according to the 1928 Sanborn map, the original roof was composition shingles.

392. 255 Santa Clara Ave      APN BL/Lot: 3074/014      Contributor      1938  
Original Architect: Paul R. Williams, Original Owner: Dr. & Mrs. Victor Dillon

A two-story, wood-frame, Colonial Revival, single-family residence. It has a rectangular plan, symmetrical front facade, and a low-pitched gable roof with asphalt shingles. The north and south facing gables have wood lap siding. Details include two large bay windows on the first story; multi-pane windows on the second story with wood shutters; the first story has brick siding; the second story has wood lap siding; a frieze with festoon detailing; ornamental molding below the second story siding; a centered pedimented front porch with engaged columns; the front door has top elliptical fanlite; a stuccoed chimney at the south elevation. Related features include a terraced front yard with brick stairs and walkway and brick planters at the foundation; a driveway and small detached garage located at the south side yard.

393. 256 Santa Clara Ave      APN BL/Lot: 3073/008      Contributor      1926  
Original Architect: A. H. Jaehne, Original Owner: Waldo & Zelda Postil

A two-story, wood-frame, stuccoed, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical front (east) façade, and multi-height gabled roofs clad in red tile. Details include Baroque entrance surround with chamfered quoins, urn, and foliate ornament; recessed entry with wood paneled door with wrought-iron grille over the glazing; pairs of segmentally arched four-lite casements above indented panels and molding at the first story; pairs of three-lite casements at the first and second stories; two three-lite casements at the second story over the entrance; a wall vent; a one-story section at the north end of the façade with a flat roof creating a deck for the second story; and an end wall chimney at the south elevation. Related features include brick walkway and stairway with wrought-iron railings and a paved drive at the north edge of parcel leading to detached garage at the rear of the property. Minimal alterations.

394. 260 Santa Clara Ave      APN BL/Lot: 3073/009      Contributor      1923  
Original Architect: B. Cooper Corbett, Original Owner: Anna Hargis

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A two-story, wood-frame, stuccoed, Italian Renaissance Revival, single-family residence. It has an irregular plan, asymmetrical front (east) façade, and intersecting hipped roofs clad in red tile. Details include a front projecting wing; an entrance close to the intersection of the wings with surround composed of Tuscan columns and an entablature; recessed entry with paneled door; pairs of semicircular-arched multi-lite windows at the first story; six-lite casements at the second story; keystones at door and window moldings; a second-story recessed balcony with an opening composed of two semicircular-arches and a Tuscan column; two eight-lite doors at the balcony; quoins at the building's corners; exposed rafters in open soffits; stucco chimneys at the south elevation and at the roof's center; and a cast balustrade at the façade. Related features include a paved walkway and stairway with metal railing and a paved drive at the south side of parcel leading to a detached garage at the rear of the property. Minimal alterations.

395. 265 Santa Clara Ave      APN BL/Lot: 3074/013      Contributor      1924  
Original Architect: Masten & Hurd, Original Owner: J.M. Cummings

A two-story, wood-frame, Colonial Revival, single-family residence. It has a rectangular plan, symmetrical front façade, and a gable roof. The north and south facing gables are shingled. Details include grouped, multi-paned windows; wood shutters with topiary shaped cutouts; centered pedimented front porch with columns; front door has top fan lite; centered upper story French doors with balconette; and a stuccoed chimney at the south elevation. Related features include a terraced front yard with brick stairs and walkway and brick planters at the foundation. A driveway and small detached garage, likely a later addition, are located at the north side yard. Minimal alterations.

396. 270 Santa Clara Ave      APN BL/ Lot: 3073/010      Contributor      1923  
Original Architect: S. A. Born, Original Owner: Grace Sabin Payne  
Interior remodel by William M. Abend 1989

A two-story, wood-frame, stuccoed, Colonial Revival, single-family residence. It has an irregular plan, symmetrical front (east) façade (excluding the side entrance), and intersecting hipped roofs clad in composition shingles. Details include simple stuccoed stringcourse wrapping the building between the first and second stories; exposed rafters in open soffits; two pairs of eight-lite casement windows at the façade's first story; center opening with rectangular panels; molding and architraves at the first-story openings; three eight-over-eight double-hung windows with shutters at the second story; a side entrance on the north elevation (door not visible); an entrance portico composed of Tuscan columns, an entablature, and a flat roof that forms a second-story deck; paneled newel and corner posts with acorn caps and turned balustrades at the stairway and second-story deck; and stuccoed chimneys mid roof and at the rear of the north elevation. Related features include brick walkway and stairway; two-track brick drive at the north side of the parcel leading to a freestanding garage at the rear of the property; a stuccoed wall with wooden gate; and a large lot. Minimal alterations at exterior.

397. 275 Santa Clara Ave      APN BL/Lot: 3074/012      Contributor      1922  
Original Architect: Smith O'Brien, Original Owner: William & Agnes Garlick

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A two-story, wood-frame, Classical Revival, single-family residence. It has a rectangular plan, a symmetrical front facade, and a gable roof with asphalt shingles. The north and south facing gables are stuccoed. Details include grouped multi-pane windows; first story windows have wrought-iron balconettes; stucco siding; ornamental plaster swags and Classical detailing below second-story center window group; centered front porch with a curved pediment and columns; the front door has ornamental top elliptical fanlight and two ornamental sidelites; a slightly off-centered painted white chimney. Related features include a terraced front yard with brick stairs and walkway; a driveway located at the north side yard; a detached garage visible from the street. Minimal alterations.

398. 290 Santa Clara Ave      APN BL/Lot: 3073/012      Contributor      1927  
Original Architect: H. C. Baumann, Original Owner: Rudolph & Celestine Zimmerman

A two-story, wood-frame, stuccoed, Italian Renaissance Revival, single-family residence. It has an irregular plan, symmetrical front (east) façade (excluding side entrance), and intersecting hipped roofs clad in red tile. Details include exposed rafters; quoins and medallions at the building's corners; pairs of four-lite casements in semicircular surrounds with arabesque molding at the first story; wrought-iron balconettes below first-story windows; pairs of three-lite casements with two-lite transoms at the second story; bracketed sills and shutters frame second-story windows; side entrance (not visible); stuccoed chimney with arched openings and red-tile cap at the north elevation; and multi-height stuccoed wall with semicircular-arched opening and wrought-iron gate abutting south elevation. Related features include brick walkway; paved drive at the north side of the parcel leading to an attached garage at the rear of the property; and a large lot. Minimal alterations.

399. 301 Santa Clara Ave      APN BL/Lot: 3104/020      Contributor      1929  
Original Architect: Masten & Hurd, Original Owner: Theodore J. & Myrtle R. Roche  
Den addition by William B. David 1955, garage at rear 1962

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a primary gable with secondary shed roof forms. Details include Spanish tile roof; side-facing entry; first floor windows with metal balconettes, metal side screens, and flared metal awnings. Related features include integrated one-car garage with concrete retaining walls; sloping west front yard; concrete stairs to side entry patio with concrete wall. The house originally had an integrated garage. A den was added at the south side of the living room in 1955, not visible from the front. A detached rear garage was built in 1962. None of these alterations changed the Spanish Colonial Revival character of this house.

400. 310 Santa Clara Ave      APN BL/Lot: 3103/002      Contributor      1917  
Original Architect: Falch & Knoll, Original Owner: Bertram F. & Madge G. Coleman  
Addition 1927

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A two-story-over-basement, wood-frame, Classical Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a flat roof behind a flat parapet. Details include bowed, three-part bay on first floor with decorative Classical details in stucco between the windows; stucco corbels beneath, stucco keystones above, and wood dentil molding; stucco corbels supporting window boxes beneath two second floor windows and stucco keystones above; moulded cornice with flat parapet. Related features include concrete driveway at north side yard, brick path from sidewalk to side entry on south side yard. The 1927 addition was constructed within the period of significance.

401. 315 Santa Clara Ave      APN BL/Lot: 3104/018      Noncontributor      1929  
Original Architect: Masten & Hurd, Original Owner: Mrytle R. Roche  
Addition post-1990 Sanborn Map, two lots merged into single lot

A two-story-over-basement, wood-frame, Spanish Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; Spanish tile attic vents at the gable end; wood shutters on the second-floor windows; substantial, 1-story addition to south with ribbon window-walls, exposed wood brackets, and short mansard parapet clad in Spanish tile with flat roof behind; steel vehicular gate with wood posts and trellised portico with Spanish tile roof. Related features include double-size lot; sloped front yard with heavy landscaping; concrete driveway leading from street to vehicular entrance gate. House was greatly enlarged post-1990 Sanborn Map and its lot merged with adjacent lot.

402. 320 Santa Clara Ave      APN BL/Lot: 3103/003      Contributor      1954  
Original Architect: Merryman & Onorato, Original Owner: Samuel H & Esther G. Waxler  
Rear sundeck by Corwin Booth undated

A two-story, wood-frame, Minimal Traditional, single-family residence with stucco, brick, and wood cladding. It has an irregular plan, a symmetrical façade, and a hip roof. Details include front-facing recessed entry flanked by square wood columns supporting an entry portico with a hip roof clad in copper; brick base, stucco cladding on first floor, and horizontal wood siding on second floor; and wide, flat roof eaves. Related features include concrete driveway on south side yard; wood vehicular gate with trellis; flagstone path from sidewalk to entry steps also clad in flagstone. No significant primary façade alterations.

403. 330 Santa Clara Ave      APN BL/Lot: 3103/024      Contributor      1924  
Original Architect: Henry H. Gutterson, Original Owner: Edward DeWitt Taylor  
Outbuilding added by Hatch, White, Hermann & Steinau 1962; outbuilding remodeled by Peter Kampf 1975; outbuilding remodeled by Turnbull, Griffin & Haesloop 1997

A two-and-a-half-story, wood-frame, Colonial Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a hip roof. Details include side-facing entry from within entry courtyard; prominent exterior brick chimney on east side; wood shutters on first and second story windows. Related features include double-sized lot; garage-pavilion-guest house addition with pyramidal roof forms and cupolas on south side of lot; high stucco

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wall with arched entry gate located between house and addition; substantial landscaping; and brick path from sidewalk to entry gate; concrete driveway to newer two-car garage on south side yard. Alterations include garage-pavilion-guest house addition. None of these changes altered the front façade of house.

404. 333 Santa Clara Ave APN BL/Lot: 3104/107 Contributor 1951  
Original Architect: Unknown, Builder: Irving Caster, Original Owner: Harvey J. & Jessie L. Douglas

A two-story-over-basement, wood-frame, Minimal Traditional, single-family residence with stucco and brick cladding. It has a square plan, a symmetrical façade, and a hip roof. Details include stacked porches with paired steel columns on front façade with iron railing; brick cladding within recessed front entry porch; wood shutters on first and second floor windows; and wide, flat roof eaves. Related features include concrete driveway leading directly from street to integrated two-car garage at basement level; sloped front yard with brick retaining walls and brick steps leading to brick entry steps with wrought iron railing.

405. 344 Santa Clara Ave APN BL/Lot: 3103/007 Contributor 1922  
Original Architect: Earle B. Bertz, Original Owner: Mabel Green  
Interior remodel by Bert Gorin 1995

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include Spanish tile roof; front-facing recessed entry flanked by stucco pilasters supporting a shallow portico with decorative plaster scrolls and swags and bows; first floor French doors open on to shallow balconies with metal railings; and stucco-clad exterior chimney on south side with Spanish tile roof and arched openings. Related features include concrete driveway on south side yard leading to detached two-car garage at rear of lot; concrete path leading from sidewalk to concrete entry steps. Alterations include replacement French doors in historic locations.

406. 345 Santa Clara Ave APN BL/Lot: 3104/016 Contributor 1924  
Original Architect: B. Cooper Corbett, Original Owner: A. W. & Anna L. Hazen  
Garage addition 1956

A two-story, wood-frame, Italian Renaissance Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include Spanish tile roof; front-facing recessed entry with double arched entryway and central column; metal balconettes on second floor windows; row of three recessed windows on second floor centered above entry each with pointed Venetian ogee arches, turned columns, and central blind niche; and unenclosed eaves with decorative rafter tails or brackets. Related features include sloped front yard with brick steps and wrought iron railings leading to brick entry steps. A concrete driveway on south side yard leads to detached two-car garage at rear of lot, completed in 1956.

407. 354 Santa Clara Ave APN BL/Lot: 3103/008 Contributor 1924

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Original Builder: S.A. Born; Original Owner: Washington I. & Edith A. Kohnke  
Remodel by Hood Thomas Architects 2002-2003, added deck at side

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; side-facing recessed entry covered by a metal and fabric awning; wood deck addition to south of entry; row of four, first floor windows with arched lintels and turned wood balconettes; second floor windows with metal balconettes supported by wood brackets; unenclosed eaves with decorative rafter tails. Related features include concrete path from sidewalk to brick entry steps and deck; concrete driveway at north side yard with metal security gate; detached garage at rear of lot. The only significant exterior alteration is a deck added at side.

408. 355 Santa Clara Ave APN BL/Lot: 3104/015 Contributor 1928  
Original Architect: Thomas J. Kent & Andrew T. Hass, Original Owner: Emily G. Humphreys

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; side-facing recessed entry with wood beam lintel; second floor overhangs first above entry with wood brackets beneath and decorative half-timbering; metal balconettes over first floor windows; second floor windows have decorative shutters rendered in plaster with a repeating lozenge pattern; and stucco-clad exterior chimney on north side with tiled cap. Related features include sloping front yard with concrete steps and wrought iron railing to side entry; concrete and brick driveway on north side yard leading to detached two-car garage at rear of lot; wood side entry gate and lattice fence on south yard.

409. 365 Santa Clara Ave APN BL/Lot: 3104/014 Contributor 1939  
Original Architect: B.K. Dobkowitz, Original Owner: Charles F. & Rosemary Steiss

A two-story-over-basement, wood-frame, French Renaissance Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a Mansard roof. Details include slate tile roof with integrated dormers with arched lintels; recessed, front-facing entry with wood paneled door; semi-circular turret with flat roof containing four fixed windows with diamond-shaped leaded panes; and wood shutters on first floor windows. Related features include sloping front yard with concrete driveway leading directly from street to integrated, two-car garage at basement level; concrete retaining wall to either side of garage; flagstone steps with curved concrete sidewalls and wrought iron railing leading to front entry.

410. 372 Santa Clara Ave APN BL/Lot: 3103/009 Contributor 1923  
Original Builder: S. A. Born, Original Owner: Annie & James S. McCormick

A two-story, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a square plan, a symmetrical façade, and a hip roof. Details include Spanish tile roof; front-facing recessed entry with Doric columns and arched stucco detail above; first floor windows with arches rendered in stucco; paired windows on second floor over entry with curved metal

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balconette supported by a single stucco bracket; unenclosed eaves with decorative rafter tails. Related features include sloping front yard; concrete retaining wall; brick path from sidewalk to brick entry steps; concrete driveway at north side yard with detached garage at rear of lot.

411. 375 Santa Clara Ave APN BL/Lot: 3104/013 Contributor 1940  
Original Architect: Donnell E. Jaekle, Original Owner: Frank & Grace Blessing  
Interior remodel by Locus Architecture 2002

A two-story-over-basement, wood-frame, Classical Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical façade, and a gable roof. Details include stucco quoins on front corners; three-part bays with flared metal hip roofs and dentil molding; front-facing recessed front entry flanked by fluted pilasters; paneled front door with sidelights; curving front stairs with brick steps, concrete sidewalls, and wrought iron railings leads from driveway to entry landing; row of three windows on second floor centered above front door with diamond-shaped muntins; and stucco-clad exterior chimney with flared metal cap on north side. Related features include sloping front yard with low concrete retaining wall; concrete driveway leading directly from street to integrated one-car garage at basement level. House has been minimally altered at the primary façade.

412. 380 Santa Clara Ave APN BL/Lot: 3103/011 Contributor 1936  
Original Architect: Masten & Hurd, Original Owner: George C. & Jean G. Sivley

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a gable roof. Details include Spanish tile roof; front-facing recessed entry with arched entryway and square columns; second floor balcony with twin square wood column supporting roof; copper gutters; stucco molding over front picture window; and stucco-clad exterior chimney with decorative cap on north side. Related features include deep front yard with contemporary, metal fence with arched pedestrian and vehicular gates; stone path from sidewalk leading to brick entry steps; concrete and grass driveway on north side yard.

413. 385 Santa Clara Ave APN BL/Lot: 3104/030 Contributor 1917  
Original Architect: Henry H. Gutterson, Original Owner: Daisy Richards

A two-story-over-basement, wood-frame, Spanish/Altered, single-family residence with stucco finish. It has an irregular plan, an asymmetrical façade, and a hip roof. Details include side-facing entry within entry portico supported by wood columns and roof beams with carved tails; first floor picture window with shed roof awning supported by wood brackets; first floor balcony with turned wood balustrade; copper gutters and downspouts, unenclosed eaves with exposed rafter tails. Related features include large, corner lot with concrete wall and metal pedestrian and vehicular gates; concrete driveway directly from street to integrated two-car garage beneath entry porch; partially paved side yard with sport-court. Alterations to roof cladding; fenestration, partial infilled front porch; newer basement level windows.

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**Santa Monica Way**

414. 2 Santa Monica Way APN BL/Lot 3076A/007 Contributor 1926  
Original Architect: William I. Garren, Original Owner: Marie Alice Meyers  
Garden 1956, alteration by Stewart Lindauer 1981

A two-story, wood-frame, Georgian Revival, single-family dwelling finished in a brick curtain wall. It has a rectangular plan, a largely symmetrical façade, and a steeply pitched hip roof. Features include the main entrance, which faces Yerba Buena Avenue. The fenestration on the primary façade consists of pairs of divided-lite wood casement windows. The windows at the second-floor level are contained within dormers capped by decorative moldings and pinnacles. The exterior brickwork is laid in Flemish bond with basketweave detailing above and below the dormers. There is also a row of bricks laid in soldier bond. The unenclosed eaves are defined by corbelling and the roof is clad in roof tiles. Visible to the left is a tall brick chimney. Related features include a car port at the rear of the property facing Santa Monica Way, as well as lushly planted front and side gardens and a brick and concrete stair. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

415. 11 Santa Monica Way APN BL/Lot 2987A/011 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: William & Elizabeth Steel  
Carport 1959

A two-story, wood-frame, Spanish Colonial Revival, single-family dwelling finished in smooth stucco. It has a roughly rectangular plan, an asymmetrical façade, and a compound gable, hip, and flat roof. Features include the main entrance located on the side (left) elevation. The entrance is sheltered within an arcade supported by Solomonic columns. The arched entrance contains its original paneled wood door flanked by arched sidelights. The primary façade is dominated by a one-story, gable-roofed wing containing a large, divided-lite window at the front that is surmounted by an arched reveal containing a cartouche. Also visible at the second-floor level is a pair of divided-lite wood casement windows flanked by small turned pilasters. This motif wraps around to the side elevation as well. The enclosed eaves are defined by a narrow ovolo molding and a painted gutter and the roof is clad in red clay tiles. A stucco chimney is visible at the intersection of the gable-roofed wing and the main body of the house. Related features include a flat-roofed, detached garage at the rear of the property that is accessed by a brick-paved driveway. There is also a front lawn/garden featuring a brick stair and walkway. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

416. 17 Santa Monica Way APN BL/Lot 2987A/010 Contributor 1927  
Original Architect: Ashley & Evers, Original Owner: Edward & Mary Rose Peterson

A two-story, wood-frame, Spanish Colonial Revival, single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a hip roof. Features include the main entrance, located on the side (right) elevation and is not entirely visible from the street. The primary façade is partially concealed behind mature vegetation. At the first-floor level there are

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two pairs of divided-lite wood casement windows within openings with sculpted reveals. At the second-floor level there are three pairs of divided-lite casement windows. The unenclosed eaves feature exposed rafter tails and the roof is clad in red clay tiles. Related features include a detached garage at the rear of the property accessed by a paved driveway, as well as a front garden. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

417. 18 Santa Monica Way APN BL/Lot 3076A/018 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Owner: Melville & Augusta Silverberg  
Carport by F.E. Lloyd 1953, interior remodel 1997

A two-story, wood-frame, Colonial Revival, single-family dwelling finished in smooth stucco. It has a T-shaped plan, an asymmetrical façade, and a compound hip roof. Features include the main entrance, sheltered by a grand portico composed of Tuscan columns, an entablature, and a broken pediment with an urn at the center. The entrance retains its original paneled wood door and transom. The main entrance is flanked to either side by divided-lite wood casement windows. The second-floor level features a similar casement window in the left bay, and three small windows in the center and right bays. The visible east (left) elevation is finished similarly. The enclosed eaves are defined by a plaster cornice and a painted metal gutter and the steeply pitched roof is clad in composition shingles. A stucco chimney is visible at the center of the roof. Related features include a hip-roofed, detached garage at the rear of the property that is accessed by a driveway on the east side of the property. Other features include a large front garden and a smaller rear garden. The property, which appears to be in good condition, has not undergone any substantial exterior alterations.

418. 21 Santa Monica Way APN BL/Lot 2987A/009 Contributor 1922  
Original Architect: Unknown, Original Builder: Henry C. and William J. Mangels  
Original Owner: Hazel Knowles Marshall

A two-story, wood-frame, Craftsman, single-family dwelling finished in stucco. It has a square plan, an asymmetrical façade, and a compound gable, hip, and flat roof. Features include the entrance, located inside an integral porch in the recessed left bay. The entrance itself is not visible from the street, but the porch has an arched portal, brick stair, and a pair of divided-lite casement windows. The bulk of the visible portion of the primary façade comprises the flat-roofed wing at the front of the house. It is articulated by a tripartite window composed of divided-lite wood casements with transoms. Above the window is a balcony railing composed of turned wood balusters. Behind the one-story wing is the main body of the house, whose second-floor level consists of three divided-lite casement windows and a pair of French doors. The unenclosed eaves are defined by exposed rafter tails and purlin ends and the roof is clad in composition shingles. A pair of stucco chimneys punctuate the roofline. Related features include a front rear garden, a driveway along the left side of the building, and an integral garage located at the rear of the house. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

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419. 24 Santa Monica Way APN BL/Lot 3076A/019 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: Edward Cunha

A two-story, wood-frame, English Period Revival, single-family dwelling finished in smooth stucco. It has a square plan, an asymmetrical façade, and a compound hip and shed roof. Features include the main entrance, which features a Tudor-arch entranceway and a paneled wood door. Located above it in the left bay is a double-hung wood window with a lite pattern of four-over-four. The right bay features a large vinyl slider window in the right bay. The visible west (right) elevation is articulated by four vinyl slider windows. The enclosed eaves are defined by a narrow cornice and a painted metal gutter and the steeply pitched roof is clad in composition shingles. A large stucco chimney is visible at the apex of the roof. Related features include a hip-roofed, detached garage at the rear of the property, accessed by a driveway along the west side of the property, as well as front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations apart from the replacement of the original wood windows with inexpensive vinyl windows.

420. 27 Santa Monica Way APN BL/Lot 2987A/008 Noncontributor 1986  
Original Architect: Morris Simpson, Original Owner: Jaime & Cynthia Ferrar

A two-story, wood-frame, Postmodern, single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a hip roof. Features include the main entrance, located at the rear of a deep, double-height integral porch accessed by a brick stair. The left bay features a large bay window articulated by divided-lite wood windows. The enclosed eaves are defined by a painted metal gutter and the roof is clad in composition shingles. A stucco chimney is visible to the left. Related features include a gable-roofed, detached garage at the rear and a front garden. This property, which appears to be in good condition, has not undergone any substantial alterations. This house was constructed on what used to be the side yard of 33 Santa Monica Way and it did not replace an older home. Since it was built after the period of significance, 27 Santa Monica Way is not a district contributor.

421. 30 Santa Monica Way APN BL/Lot 3076A/020 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Griffith A. Williams

A two-story, wood-frame, Eclectic single-family dwelling finished in smooth stucco and decorative half-timbering. The dwelling displays characteristics of the Colonial Revival and Tudor Revival styles. It has a rectangular plan, a symmetrical façade, and a side-facing gable roof. Features include the main entrance, located on the east (left) elevation. The entrance is framed by paneled Tuscan pilasters and capped by an entablature and a scrolled pediment. The entrance retains its original paneled wood door. Both floor levels of the primary façade, which faces the side property line, are articulated by divided-lite wood casement windows. The second-floor level, which juts out over the first-floor level by six inches, is clad in applied half-timbering and supported by brackets. The side (north) elevation which faces the street, is articulated by

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divided-lite wood casement windows, with louvered shutters at the first-floor level. A large brick chimney divides this elevation into two sections. Within the gable is a pair of quarter-round louvered attic vents. The enclosed eaves are defined by a narrow cornice molding. Related features include a hip-roofed, detached garage at the rear of the property, a brick-paved driveway to the left, and a front garden. This property, which appears to be in good condition, has undergone few substantial exterior alterations.

422. 33 Santa Monica Way APN BL/Lot 2987A/007 Contributor 1918  
Original Architect: Henry H. Gutterson, Original Owner: Henry & Ann Brunner  
Rear addition 1988

A two-story, wood-frame, Craftsman single-family dwelling finished in stucco and wood trim. It has a rectangular plan, a symmetrical façade, and a side-facing gable roof. Features include the main entrance, on the left (west) elevation. Neither the entrance nor any part of the first-floor level of the dwelling are visible from the street due to a high hedge. The second-floor level is articulated by a grid of double-hung wood windows with a lite pattern of six-over-six. The primary façade, which faces the side (west) property line, also has a large bay window. The side elevation facing the street features a large, stuccoed chimney and decorative wrought-iron balconies. The exposed eaves are supported by chamfered wood brackets on the gable ends and the roof is clad in composition shingles. Related features include a gable-roofed, detached garage at the rear of the property as well as a brick-paved patio at the front and a driveway at the side shared by the adjoining property. This property, which appears to be in good condition, originally had a much larger side yard, replaced by 27 Santa Monica Way in 1986. Aside from a small rear addition, this property has undergone few substantial exterior alterations.

423. 37 Santa Monica Way APN BL/Lot 2987A/006 Contributor 1918  
Original Architect: Henry H. Gutterson, Original Owner: William Pendock & Violet Mobley  
Detached rear garage 1951, interior remodel by Plobowski 1997, addition to second story at rear

A two-story, wood-frame, Craftsman single-family dwelling finished in stucco and wood trim. It has a rectangular plan, a symmetrical façade, and a side-facing gable roof. Features include the main entrance, on the left (side) elevation. The main entrance is located within a deep integral porch with chamfered walls and no trim. It is accessed via a short brick stair with wrought-iron railings. The primary façade is articulated by a grid-like fenestration pattern consisting of paired double-hung windows at the first-floor level, and single windows at the second-floor level, apart from a pair of smaller windows at the center. All windows contain double-hung vinyl sashes with a lite pattern of six-over-six. The primary façade features some decorative half-timbering. The unenclosed eaves are defined by a raking cornice with large pediment returns, and the roof is clad in composition shingles. There is a stucco-finished chimney visible to the right. Related features include a gable-roofed, detached garage at the rear of the property and a front garden. The garage is accessed by a paved driveway on the right side of the house. This property has undergone some alterations, mostly at the rear. Windows have been replaced, in their historic location at the front façade.

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424. 40 Santa Monica Way APN BL/Lot 3076A/021 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Owner: Snowden G & Ollie Belle Sargent

A two-story, wood-frame, Dutch Colonial Revival single-family dwelling finished in painted wood shingles and wood trim. It has a rectangular plan, a symmetrical façade, and a gambrel roof. Features include the main entrance located on the right (side) elevation. Accessed by a short brick stair, the primary entrance features a paneled wood door flanked by sidelights and a classical entablature. It is flanked by pairs of double-hung wood windows with a lite pattern of nine-over-six. The second-floor level has three double-hung wood windows with a lite pattern of six-over-six encompassed within a shed-roofed dormer. The primary street façade is similar, featuring the same types of windows at each floor level flanking a brick fireplace with a trellis mounted on it. The enclosed eaves are defined by a broad wood cornice. Related features include a gable-roofed, detached garage at the rear of the property as well as front, side, and rear gardens. The garage is accessed by a driveway along the right (west) side of the property. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

425. 41 Santa Monica Way APN BL/Lot 2987A/005 Contributor 1924  
Original Architect: Oscar R. Thayer, Original Owner: Charles Arthur Peach  
Rear horizontal addition, 2003

A two-story, wood-frame, Tudor Revival single-family dwelling finished in smooth stucco and decorative half-timbering. It has a rectangular plan, an asymmetrical façade, and a gable-roof. Features include the main entrance, located within an integral porch at the left side of the primary façade. The entrance retains its original paneled wood door. Above the porch is a deck enclosed within a wood railing. The main part of the primary façade consists of three pairs of divided-lite wood casement windows with transoms at the first-floor level and two pairs of casement windows at the second-floor level. The second-floor level, which projects beyond the first-floor level by approximately six inches, features decorative half-timbering. The unenclosed eaves have exposed rafter tails and a raking cornice on the primary façade. Related features include a front garden containing a mature Monterey cypress tree and a paved driveway leading to the rear of the property, where an integral garage is in the basement of the house. The house received a rear horizontal addition in 2003, and most of the non-street facing windows contain vinyl sashes. The primary façade has not been significantly altered.

426. 45 Santa Monica Way APN BL/Lot 2987A/004 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: Frederick & Mary Horsley  
Addition by B. K. Dobkowitz 1978

A two-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has an L-shaped plan, a symmetrical façade, and a compound hip roof. Features include the main entrance, located on the left (south) side elevation. The primary façade,

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sheltered beneath a delicate portico supported by attenuated Tuscan columns, retains its original paneled wood door. The entrance is flanked by large, divided-lite wood casement windows. The second-floor level also has wood casement windows, albeit somewhat smaller. The street façade features a large oriel containing divided-lite windows with large transoms. The enclosed eaves are defined by a narrow wood cornice and a painted metal gutter. Related features include a gable-roofed, detached garage at the rear of the property and a small front garden. The garage is accessed by a driveway along the south side of the property. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

427. 50 Santa Monica Way      APN BL/Lot 3076A/022      Contributor      1924  
Original Architect: H.C. Baumann and Edward Jose, Original Owner: Florence M. Lustig

A two-story, wood-frame, Tudor Revival single-family dwelling finished in brick, smooth stucco, and decorative half-timbering. It has a T-shaped plan, an asymmetrical façade, and a compound gable roof. Features include the primary entrance, located in a recessed, integral porch at the left side of the primary façade. Located within a Tudor-arched entrance accessed by a brick stair, the entrance retains its original divided-lite door. A panel with quatrefoil ornaments is located above the entrance. The front part of the house is a one-story, gable-roofed wing articulated by large, tripartite divided-lite windows containing art glass. The wing is clad in stucco and half-timbering with a brick water table. The unenclosed eaves feature exposed rafter tails and a bargeboard decorated with incised ornament. The steeply pitched gable roof is clad in composition shingles. A stucco-finished chimney is visible to the right. The recessed right bay is detailed the same as the front wing, with an integral garage at the basement level. Related features include a front garden, a rear patio, and a paved driveway along the right (west) side of the property. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

428. 55 Santa Monica Way      APN BL/Lot 2987A/003      Contributor      1924  
Original Architect: Joseph L. Stewart, Original Owner: H.S. & Isabel G. Porter

A two-story, wood-frame, Tudor Revival single-family dwelling finished in smooth stucco and decorative half-timbering. It has an L-shaped plan, an asymmetrical façade, and a compound gable roof. Features include the main entrance, located at the junction of the two gable-roofed wings. The entrance is sheltered beneath a metal canopy with a paneled door that appears to date to the 1940s. Above the entrance is an art glass window set within a chamfered niche flanked by decorative downspouts and Gothic drip moldings. The gable-roofed wing closest to the street is articulated by half-timbering and it features a pair of 1960s-era tripartite aluminum windows at the first and second-floor levels. On the left side of this wing is a large bay window that also contains aluminum replacement sashes. The unenclosed eaves are supported by wood knee braces and exposed purlins. Related features include a gable-roofed, detached garage at the rear of the property and a large front garden. A paved driveway leads to the garage along the left (south) side of the property. This property, which appears to be in good condition, has undergone

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several modifications, including the main entrance and the windows, and retains sufficient integrity to contribute to the district.

429. 56 Santa Monica Way APN BL/Lot 3076A/031 Noncontributor 1961  
Original Architect: J.S. Gould, Original Builder: Arthur G. Heglin, Original Owner: Jessie & Barbara Coleman

A one-story, wood-frame, Modern single-family dwelling finished in brick, stucco, and T1-11 plywood siding. It has a rectangular plan, a symmetrical façade, and a gable roof. Features include the main entrance, located on the left (north) side elevation. The primary façade features a brick basement level and the first-floor level features three sliding aluminum doors facing a wood balcony. The unenclosed eaves are defined by exposed purlin ends and a painted bargeboard and the roof is clad in composition shingles. Related features include an integral garage at the basement level and a rear garden. This property is not a contributor to the district because it was built after the period of significance. It was built on a vacant lot in 1960 and did not replace an earlier house.

430. 60 Santa Monica Way APN BL/Lot 3076A/032 Contributor 1918  
Original Architect: Henry H. Gutterson, Original Owner: Jean D. Price  
Unspecified alterations 1927

A two-story, wood-frame, Eclectic single-family dwelling finished in smooth stucco and decorative half-timbering. Stylistically, the house is designed in a blend of the Tudor Revival and Craftsman styles. It has a rectangular plan, symmetrical façade, and gable roof. Features include the main entrance, located on the north (side) elevation and is not visible from the street. The primary street façade, partially obscured by large shrubs, features a six-sided bay window at the first-floor level that is articulated by large, divided-lite wood windows with transoms above. The bay window is capped by a curved balcony accessed by a pair of large French doors at the second-floor level. The French doors are flanked by double-hung windows with a lite pattern of six-over-six and it is capped by an arched molding. The exposed eaves are supported by oversized, scroll-sawn knee brackets. Visible to the left are two stucco-finished chimneys. Related features include a gable-roofed, detached garage at the rear of the property and a front garden. The garage is accessed by a paved driveway along the north side of the property. This property, which appears to be in fair condition, has not undergone any substantial exterior alterations. The early 1927 alterations were within the period of significance.

431. 66 Santa Monica Way APN BL/Lot 3076A/025 Contributor 1925  
Original Architect: Unknown, Original Builder: Crichton & Dilke, Original Owner: Stanley & Eliza Crichton  
Garage by Taylor & Huston 1979

A two-story, wood-frame, Spanish Colonial Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a flat roof. Features include the

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main entrance, located at the left side of the primary façade. The entrance, accessed by several tiled steps, retains its original single-panel door. The rest of the first-floor level is dominated by a five-sided bay window containing divided-lite casement windows. This part of the primary façade projects out from the rest of the building as a separate wing capped by a pent roof clad in red clay tile. At the right side is a tall, stucco-finished chimney. The rest of the primary façade is set back behind the front wing and it only has three windows at the second-floor level, including a pair of double-hung wood windows and a small decorative window protected behind a wood or metal grille. The enclosed eaves are defined by a molded stucco cornice and the pent roof is clad in red clay tiles. Related features include a flat-roofed, detached garage at the rear of the property, as well as front and rear gardens. A paved driveway along the south side of the property provides access to the garage. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

432. 70 Santa Monica Way      APN BL/Lot 3076A/026      Contributor      1918  
Original Architect: Gertrude Comfort, Original Owner: Mr. & Mrs. R. C. Mason

A two-story, wood-frame, Dutch Colonial Revival single-family dwelling finished in painted wood shingles. It has a rectangular plan, a symmetrical façade, and a gambrel roof with shed-roofed dormers. Features include the main entrance, located on the right (south) side elevation and is not visible from the street. The primary façade features a pair of single-hung wood windows at the first-floor level with a lite pattern of four-over-eight. This part of the primary façade projects outward as a one-story wing capped by a balcony with a Chinese railing. The second-floor level of the primary façade is part of the main body of the house; it features a pair of double-hung wood windows with a lite pattern of eight-over-eight and wood shutters with decorative cut-outs. An oval art glass window is located between them. Above them, in the gable, is a pair of quarter-round louvered vents. The enclosed eaves are defined by a wood cornice and the roof is clad in composition shingles. Related features include a gable-roofed, detached garage at the rear of the lot and a front garden. A paved driveway shared with 72 Santa Monica Way accesses the garage. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

433. 72 Santa Monica Way      APN BL/Lot: 3076A/027      Contributor      1922  
Original Architect: Norton E. Wood, Original Owner: Norton E. Wood

A two-story, wood-frame, Tudor Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a steeply pitched gable roof with wood shingles, and is clad in stucco with decorative half-timbering. Details include a three-lite decorative dormer; a two-lite decorative dormer; a bay window; a set of small clerestory windows; a roofed front entry with an arched wooden front door; stuccoed chimneys at east and west elevations. Related features: a west side yard shared driveway leading to a detached garage; a hedge-fenced front yard contains a wooden fence gate and a walkway leading to the front entry.

434. 75 Santa Monica Way      APN BL/Lot 3013A/029      Noncontributor      1962

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Original Architect: None, Original Builder: Arthur G. Heglin  
Original Owner: William & Ruth Struckman

A split-level, wood-frame, Modern dwelling finished in brick, V-groove rustic siding, board-and-batten, and stucco. It has a rectangular plan, an asymmetrical façade, and a saltbox roof. Features include the main entrance, located on the side (north) elevation and is not visible from the street. The primary façade consists of a brick water table with an integral garage in the left bay. The rest of the primary façade consists of a pair of large tripartite windows with operable casements at the two half-floor levels. The unenclosed eaves are defined by exposed purlin ends and a simple bargeboard. This property is not a contributor to the district because it was built after the period of significance. It was built on a vacant lot in 1962 and it did not replace an earlier house.

435. 80 Santa Monica Way      APN BL/Lot: 3076A/028      Contributor      1924  
Original Architect: Leo J. Sharps, Original Owner: Charles and Marguerite Smith  
Remodel by Henry Gutterson 1937, rear deck by Rejwan 1986

A two-story, wood-frame, Tudor Revival, single-family residence. It has a rectangular plan, an asymmetrical facade, a mix of steeply pitched gable and hip roofs with asphalt shingles and is clad in stucco with half-timbering. Details include the street facade is gable roofed with a three-lite window on the second story and multi-pane windows with wood shutters on the first story; there is also a wrap-around corner window on the first story; the front entry is on the west side; two stuccoed internal chimneys. Related features: a west side yard driveway leading to a detached garage; a gently sloping front yard contains paver retaining wall planters and a narrow walkway leading to an entry on the east side. This house was remodeled within the period of significance and has received a rear deck, otherwise no significant exterior alterations.

436. 85 Santa Monica Way      APN BL/Lot 3013A/013      Contributor      1925  
Original Architect: Henry H. Gutterson, Original Owner: Deane C. DeGraff  
Rear addition by William G. Merchant 1961

A two-story, wood-frame, Storybook, single-family dwelling clad in fieldstone. It has a rectangular plan, an asymmetrical façade, and a gable roof. Features include the main entrance, deeply recessed within an arched portal sheltered beneath a wooden canopy. The entrance retains its original paneled wood door. Fenestration on the primary façade consists of three paired divided-lite wood casement windows with green shutters. The south façade, also visible from the street, is nearly windowless apart from a large arched window located toward the center and a pair of casements situated toward the left side. The unenclosed eaves are defined by exposed rafter tails and purlin ends and the roof is clad in composition shingles. Visible from the street are three shed-roofed dormers containing divided-lite casements, as well as a large stone chimney. Related features include an attached garage at the rear of the property, a lushly planted front and side garden, and a mature Monterey cypress tree. The rear addition is very minimally visible from the street and did not impact the overall Storybook character of this house.

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437. 90 Santa Monica Way APN BL/Lot: 3076A/029 Contributor 1921  
Original Architect: Henry H. Gutterson, Original Builder: Taylor & Jackson  
Original Owner: Paul & Maud Raymond

A one-story, wood-frame, Tudor/Cottage Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a steeply pitched gable roof with asphalt shingles, and is clad in stucco. Details include inset windows with window box planters; a bay window with small lites; the front entry is on the east side; an internal chimney. Related features: a west side yard driveway; a gently sloping front yard contains a concrete walkway leading to a wooden gate.

438. 94 Santa Monica Way APN BL/Lot: 3076A/030 Contributor 1934  
Original Architect: Masten & Hurd, Original Owner: Arthur & Minerva Matthews  
Garage addition by Appleton & Wolford 1966, interior remodel and rear addition by Denis J. Shanagher 1981

A two-story, wood-frame, Tudor Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a steeply pitched gable roof with asphalt shingles, and has wood siding. Details include the first story has a projecting garage and a window with wood shutters; the second story has a dormer with an arched window, and French doors leading to a balcony on top of the garage that has a decorative wood railing; a covered front entry on the west side; a brick chimney at the west elevation. Related features: a driveway leading to an attached garage; a picket-fenced front yard contains a brick walkway leading to the front entry. This house received a front integral garage in 1996. The flat roof with the porch and railings above the garage blend well with the original architecture.

439. 120 Santa Monica Way APN BL/Lot: 3011A/022 Contributor 1952  
Original Builder: Andrew L. Waechter, Original Owner: Charles & Antoinette Barry

A two-story, wood-frame, Minimal Traditional with some elements of the Regency style, single-family residence. It has a rectangular plan, an asymmetrical front facade, a gable roof with asphalt shingles, and is clad in stucco. Details include dentil molding at the roofline; a box bay window on the first story; multi-pane windows with wood shutters; a covered balconette with wrought iron railing and columns that spans the width of the facade on the second story; the front entry has a double door with decorative wood trim; a brick front porch; a garage door at the basement level below the bay window; a stuccoed chimney at the south elevation. Related features include a terraced front yard with brick stairs leading to the front patio; stucco retaining walls and brick planters; a south side yard driveway leading to a basement garage.

440. 130 Santa Monica Way APN BL/Lot: 3011A/022A Contributor 1939  
Original Architect: John B. Anthony, Original Owner: Malva Taylor

A one-and-two-story, wood-frame, Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a gable roof with asphalt shingles, and has wood lap siding. Details include the street facade is a gable roofed portion with a large, hood roofed bay window and a

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gable end vent; multi-pane windows with wood shutters at the side facade; a multi-pane window with shutters, a covered porch, and a dormer at the recessed facade; a brick chimney at the north elevation. Related features: a terraced front yard with brick stairs leading to a fenced brick patio; brick planters and retaining walls; a north side yard driveway leading to a basement garage.

441. 140 Santa Monica Way APN BL/Lot: 3011A/023 Contributor 1923  
Original Architect: Morrow & Garren, Original Owner: B. & J. Pilhasby

A one-story, wood-frame, Minimal Traditional, single-family residence. It has an irregular plan, an asymmetrical front facade, an intersecting hip roof and is clad in stucco. Details include a multi-pane window with a window box; French doors with a balconette above a basement level garage door; a recessed porch with a decorative header at the entry; a wooden front door with a small glass lite; a stuccoed chimney at the south elevation. Related features include a terraced front yard with brick stairs and walkway leading to the front entry; brick planters and retaining walls; a driveway leading to a basement garage.

442. 145 Santa Monica Way APN BL/Lot 3013/015 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Mrs. M. Higgins

A one-story, wood-frame, English Period Revival, single-family dwelling finished in smooth stucco. It has an L-shaped plan, an asymmetrical facade, and a compound hip roof. Features include the main entrance, which is located in the right bay of the primary facade. The entrance is located inside an integral porch with an arched portal; the door is not original. To the left of the entrance is a large oriel/bay window articulated by divided-lite wood windows. At the left is a recessed bay featuring a tripartite wood window with operable casements. Located below it is an integral garage at the basement level. The enclosed eaves are defined by a painted metal gutter and the roof is clad in composition shingles. Visible toward the center of the roof is a high stucco-finished chimney. Related features include lushly planted front, side, and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

443. 149 Santa Monica Way APN BL/Lot 3013/014 Contributor 1926  
Original Architect: William G. Merchant, Original Owner: Arthur & Ida Adams  
Interior remodel by Mark English 1995

A two-story, wood-frame, Colonial Revival, single-family dwelling clad in lap siding. It has a rectangular plan, an asymmetrical facade, and a steeply pitched, compound gable roof. Features include the main entrance, located in the right bay of the primary facade. It consists of a paneled wood door enframed by classical moldings with a scrolled pediment. The other two bays feature large divided-lite wood windows flanked by louvered shutters. At the second-floor level is a large gable punctuated by a round louvered vent. The south facade appears to be detailed similarly to the primary facade, albeit with several gable-roofed dormers and a high brick chimney. The enclosed eaves are defined by a raking cornice with pediment returns on the gable

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ends. Related features include lushly planted front, side, and rear gardens. There is an integral basement garage accessed by a driveway along the south side of the property. This property, which appears to be in good condition, has not undergone any substantial alterations.

### **Santa Paula Avenue**

444. 1 Santa Paula Ave                      APN BL/Lot 3013/030                      Contributor                      1924  
Original Architect: Masten & Hurd, Original Owner: Stuart S. Smith

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has an irregular plan, an asymmetrical façade, and a steeply pitched, compound gable roof. Features include the main entrance, located on a side-facing facet of the primary façade and is not visible from the street. Indeed, not much of the primary façade is visible from the street due to the property's elevated grade and lush vegetation. What is visible is the main gable-roofed form which contains a three-sided bay window articulated by divided-lite wood windows with operable casements in the side facets. Above it is a small, double-hung wood window. Other casement windows are visible at the sides and elsewhere on the primary façade. The enclosed eaves are defined by a raking cornice and the roof is clad in composition shingles. A stuccoed chimney is located toward the center of the primary façade. Related features include a hip-roofed, detached garage facing the mid-block easement as well a lush front garden enclosed by a concrete retaining wall with a concrete stair at the right side, shared with 9 Santa Paula Avenue. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

445. 2 Santa Paula Ave                      APN BL/Lot 3013A/026                      Contributor                      1924  
Original Architect: Masten & Hurd, Original Owner: Max & Dorothy Baer  
Rear horizontal addition, undated

A two-story, wood-frame, Tudor Revival single-family dwelling finished in smooth stucco and applied wood ornament. It has a square plan, an asymmetrical façade, and a steeply pitched, compound hip and gable roof. Features include the main entrance, located toward the center of the primary façade. The entrance has a Tudor-arch opening and a paneled wood door. To the left is a shallow bay window composed of large fixed-lite windows with transoms above. To the right of the main entrance is a gable-roofed wing that projects outward from the main body of the house, with large divided-lite windows at the first and second-floor levels. Above the main entrance is a hip-roofed pavilion clad in decorative half-timbering with a single-lite window. The enclosed eaves are defined by a thin raking cornice and a metal gutter and the roof is clad in composition shingles designed to resemble slate shingles. Other decorative details include a louvered vent in the gable-roofed wing and decorative copper downspouts. A large stucco and brick chimney is visible at the left side of the house. Related features include a hip-roofed, detached garage at the rear of the property as well as lush front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations apart from a horizontal rear addition.

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446. 9 Santa Paula Ave APN BL/Lot 3013/029 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: Georgia Clark

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a hip roof. Features include the main entrance, located in the recessed left bay and is not visible from the street. Indeed, not much of the primary façade is visible due to the property's elevated grade and lush landscaping. The left bay projects out from the rest of the primary façade as a separate hip-roofed pavilion. It is articulated by a large divided-lite wood window. The center bay contains a pair of divided-lite wood casement windows. The enclosed eaves are defined by a narrow cornice and a painted gutter and the roof is clad in composition shingles. A stuccoed chimney is visible at the apex of the roof. Related features include a hip-roofed, detached garage at the rear of the property, accessible from the mid-block easement. The property also has lushly planted front and rear gardens. The front garden is bounded by a concrete retaining wall, and the property shares an entrance stair with 1 Santa Paula Avenue. This property, which appears to be in good condition, has not undergone any substantial alterations.

447. 14 Santa Paula Ave APN BL/Lot 3013A/002 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: Ralph H. Abbott  
Interior remodel 1999

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound hip and gable roof. Features include the main entrance, located in the recessed left bay. Sheltered within an integral porch with an arched portal supported by a pair of Tuscan columns, the entrance contains a divided-lite wood door with matching sidelights. The part of the primary façade closest to the street is a gable-roofed wing articulated by a large oriel/bay window at the front. The bay window is articulated by divided-lite vinyl windows. On the left facet of this wing are three divided-lite casements. The gable-roofed pavilion is capped by a decorative bargeboard with trefoil cutouts. The eaves on the rest of the building are enclosed and defined by a narrow cornice molding, and the roof is clad in composition shingles. Related features include a hip-roofed, detached garage at the rear of the property that is accessed by a driveway along the south side of the parcel. Other features include a small front garden. The house has had few changes with the exception of the window replacement in original locations including the bay window.

448. 15 Santa Paula Ave APN BL/Lot 3013/028 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Dorothy C. Kirkland

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a hip roof. Features include the main entrance, located in the recessed right bay and is not visible from the street. Indeed, not much of the primary façade is visible due to the property's elevated grade and lush landscaping. The left bay contains a shallow oriel containing a fixed wood window and two divided-lite casements. The oriel is supported by a pair of brackets. The center bay contains a pair of divided-

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lite wood casement windows flanked by louvered wood shutters. The enclosed eaves are defined by a narrow cornice and a painted gutter and the roof is clad in composition shingles. A stuccoed chimney is visible at the apex of the roof. Related features include a hip-roofed, detached garage at the rear of the property, accessible from the mid-block easement. The property also has lushly planted front and rear gardens. The front garden is bounded by a concrete retaining wall, and the property shares an entrance stair with 21 Santa Paula Avenue. This property, which appears to be in good condition, has not undergone any substantial alterations.

449. 20 Santa Paula Ave APN BL/Lot 3013A/003 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Arthur & Christine Bennett

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound gable roof with clipped gables. Features include the main entrance, located on the left (south) elevation and is not visible from the street. The primary façade, mostly concealed behind a high hedge, features a large bay window/oriel containing divided-lite casement windows. Above it is a narrow louvered vent. The north façade is visible from the street as well, and it is similarly detailed. The enclosed eaves are defined by a narrow wood cornice and copper gutter and the steeply pitched roof is clad in composition shingles. A tall, stuccoed chimney is visible at the right side of the primary façade. Related features include a hip-roofed, detached garage at the rear of the property, accessed by a paved driveway along the south side of the property. There are also front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial alterations.

450. 21 Santa Paula Ave APN BL/Lot 3013/027 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Sterling & Marguerite Coen

A one-story, wood-frame, Colonial Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound hip and gable roof. Features include the main entrance, located in the recessed left bay and is not visible from the street. Indeed, not much of the primary façade is visible due to the property's elevated grade and lush landscaping. The center bay contains a gable-roofed pavilion articulated by a tripartite window containing vinyl casements flanked by louvered shutters. The right bay features a pair of vinyl casement windows bounded by thick wood casings. The enclosed eaves are defined by a narrow raking cornice supported by chamfered beam ends and a copper gutter, and the roof is clad in composition shingles. A stuccoed chimney is visible at the apex of the roof. Related features include a hip-roofed, detached garage at the rear of the property, accessible from the mid-block easement. The property also has lushly planted front and rear gardens. The front garden is bounded by a concrete retaining wall, and the property shares an entrance stair with 15 Santa Paula Avenue. This property, which appears to be in good condition, has not undergone any substantial alterations.

451. 25 Santa Paula Ave APN BL/Lot 3013/026 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: W.F. Latroc

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Interior remodel by Locus 2004

A one-story, wood-frame, Eclectic single-family dwelling finished in smooth stucco. It has a roughly rectangular plan, an asymmetrical façade, and a compound hip and gable roof. Features include the main entrance, located in the recessed right bay and is not visible from the street. The rest of the primary façade consists of two identical bays each containing a small six-lite window at the basement level and a pair of arched divided-lite wood windows at the first-floor level. The windows open onto small balconies with wrought-iron railings. The unenclosed eaves are visually supported by small brackets and the steeply pitched roof is clad in composition shingles. A stuccoed chimney is visible at the apex of the roof. Related features include a hip-roofed, detached garage at the rear of the property that is accessed by the mid-block easement, as well as a lush front garden bounded by a retaining wall. A concrete stair between the properties provides access to both 25 and 33 Santa Paula Avenue. This property, which appears to be in good condition, has not undergone any substantial alterations.

452. 30 Santa Paula Ave                      APN BL/Lot 3013A/004                      Contributor                      1924  
Original Architect: Masten & Hurd, Original Owner: Mr. & Mrs. O.D. Short  
Porch alteration by Masten & Hurd 1929

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, a symmetrical façade, and a compound gable roof. Features include the main entrance, located on the left (south) elevation and is not visible from the street. The rest of the primary façade consists of a large gable-roofed pavilion containing a tripartite window at the first-floor level and a small oriel at the attic level. The partially exposed north elevation is similarly detailed. The enclosed eaves of the front gable are defined by a narrow raking cornice, with other eaves unenclosed and defined by exposed rafter tails and turned, drop pendants. The steeply pitched roof is clad in composition shingles and a tall stucco and brick chimney is visible at the right (north) side of the primary façade. Related features include a hip-roofed, detached garage at the rear of the property and a large front garden. The porch alteration occurred within the period of significance by the original architect; no other significant alterations.

453. 33 Santa Paula Ave                      APN BL/Lot 3013/025                      Contributor                      1927  
Original Architect: Henry von Sabern, Original Owner: Octavia A. Doud

A two-story, wood-frame, Colonial Revival single-family dwelling finished in scored flush siding. It has a rectangular plan, a symmetrical façade, and a gable roof. Features include the main entrance, sheltered within a portico consisting of paired Tuscan columns supporting an arched hood and a broken pediment. The entrance contains the original paneled wood door, flanked by sidelights and capped by a lunette transom. Above it is a small single-hung window with a lite pattern of six-over-one and a decorative balconette. The rest of the primary façade is divided into a grid of double-hung windows with a lite pattern of six-over-six and louvered shutters. The enclosed eaves are defined by a narrow wood cornice and a painted metal gutter. Related features include a gable-roofed, detached garage at the rear of the property that is

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accessed by the mid-block easement and lushly vegetated front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial alterations.

454. 37 Santa Paula Ave APN BL/Lot 3013/024 Contributor 1923  
Original Architect: Theodore W. Lenzen, Original Owner: Alvin & Lasairfiona Pruet

A two-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound gable roof with clipped gables. Features include the main entrance, located within an integral porch with an arched portal. The porch is accessed by a brick stair from the sidewalk and the entrance retains its original paneled wood door. To the left of the entrance is a recessed bay featuring two small windows. To the right of the entrance is a tripartite window consisting of three casements that open onto a wooden balcony. Above it, at the second-floor level, are three double-hung wood windows with a lite pattern of six-over-six. A louvered vent is located toward the apex of the clipped gable. The enclosed eaves are defined by a narrow wood cornice and the roof is clad in composition shingles. Related features include an integral garage at the basement level and front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial alterations.

455. 40 Santa Paula Ave APN BL/Lot 3013A/005 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Jules & Alma Bernheim

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, a symmetrical façade, and a compound gable roof. Features include the main entrance, located on the left (south) elevation and is not visible from the street. The rest of the primary façade consists of a large gable-roofed pavilion containing a tripartite window at the first-floor level and three louvered vents at the attic level. The partially exposed north elevation is similarly detailed. The enclosed eaves of the front gable are defined by a narrow raking cornice. The steeply pitched roof is clad in composition shingles and a tall, stuccoed chimney is visible at the right (north) side of the primary façade. Related features include a hip-roofed, detached garage at the rear of the property and a large front garden. This property, which appears to be in good condition, has not undergone any substantial alterations.

456. 42 Santa Paula Ave APN BL/Lot 3013A/006 Contributor 1923  
Original Architect: James J. Irvin, Original Owner: W. P. Ferguson

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has an L-shaped plan, an asymmetrical façade, and a compound gable roof. Features include the main entrance, located on the right (north) elevation. Sheltered beneath a hood supported by scrolled brackets, the entrance retains its original paneled wood door. To the right of the entrance, the right bay of the primary façade features a pair of divided-lite wood casement windows. The rest of the primary façade is part of the gable-roofed wing at the front of the house, articulated by three large arched windows containing divided-lite casement sashes. The windows are demarcated by fluted columns, and above them, at the attic level, is a small

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decorative window. The enclosed eaves are defined by a narrow wood cornice and a painted metal gutter, and the roof is clad in composition shingles. Related features include an integral garage at the basement level, and small front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial alterations.

457. 45 Santa Paula Ave APN BL/Lot 3013/023 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Owner: Joseph & Lota Moss

A one-story, wood-frame, Colonial Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound flat and hip roof. Features include the main entrance, located on the right (south) elevation and is not visible from the street. The primary façade consists of two pairs of divided-lite wood casement windows at the first-floor level. The window in the left bay has louvered wood shutters and a window box. Below it is an integral garage at the basement level. The enclosed eaves are defined by a narrow wood cornice. Related features include a front garden bisected by a concrete stair and a rear garden containing a swimming pool. This property, which appears to be in good condition, has not undergone any substantial alterations.

458. 50 Santa Paula Ave APN BL/Lot 3013A/007 Contributor 1927  
Original Architect: Alben R. Froberg, Original Owner: George & Olga Wells  
Remodel and dormer added by Appleton & Wolfard 1971

A two-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has an L-shaped plan, an asymmetrical façade, and a compound gable roof. Features include the main entrance, located on the left (south) elevation and not visible from the street. The entrance is sheltered within an integral porch supported by wood posts and struts. To the left of the entrance is the recessed left bay, which contains aluminum slider windows with louvered wood shutters at the first and second-floor levels. The rest of the primary façade comprises a gable-roofed wing located close to the street. This element is articulated by a bay window/oriel at the first-floor level and an aluminum slider window at the second-floor level. A small aluminum slider is located at the apex of the gable. The enclosed eaves are defined by a narrow wood cornice and a painted metal gutter. The basement contains an integral garage. Related features include the front and rear gardens. This property has undergone several alterations, including the replacement of most of its wood windows with aluminum sliders, in their historic location. A boxy dormer was added at the gable intersection. The house is still recognizable and easily restorable.

459. 51 Santa Paula Ave APN BL/Lot 3013/022 Contributor 1923  
Original Architect: Leo J. Sharps, Original Owner: Dexter & Marie Tight  
Rear additions by Henry Gutterson 1925, Mario Ciampi 1950

A two-story, wood-frame, Colonial Revival single-family dwelling finished in painted wood shingles. It has a rectangular plan, symmetrical façade, and a hip roof. Features include the main entrance, located on the right (south) elevation. The primary façade features a gridded

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fenestration pattern. The first-floor level has a pair of tripartite divided-lite wood casement windows in the outer bays and a double-hung wood window with a lite pattern of six-over-six and shutters in the center bay. The second-floor level has two pairs of double-hung wood windows with a lite pattern of six-over-six in the outer bays and one matching window in the center bay. All have louvered shutters. The enclosed eaves are defined by a narrow wood cornice and the roof is clad in composition shingles. An integral garage is in the basement and a stuccoed chimney is located on the south side of the house. Related features include front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial street facing alterations.

460. 55 Santa Paula Ave                      APN BL/Lot 3013/021                      Contributor                      1926  
Original Architect: Ivar D. Peterson, Original Owner: Garret M. Buckley  
Interior remodel by Denis J. Shanagher 1971

A two-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound gable roof. Features include the main entrance, sheltered within an integral porch with an arched portal. The entrance retains its original divided-lite door. The porch features a decorative plaster cartouche and a gabled pediment. To the left of the porch is a small art glass window, and the left bay features an oriel at the first-floor level and a tripartite wood window with operable casements at the second-floor level. An integral garage is located at the basement level in this bay. The enclosed eaves are defined by narrow wood cornice moldings with pediment returns, and the steeply pitched roof is clad in composition shingles. A stuccoed chimney is visible at the left side of the house. Related features include front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

461. 56 Santa Paula Ave                      APN BL/Lot 3013A/008                      Contributor                      1924  
Original Architect: Masten & Hurd, Original Owner: Warren & Laretta Hastings  
Alterations 2001

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound gable roof. Features include the main entrance, located on the left (south) elevation and is not visible from the street. To the left of the entrance is the recessed left bay, which contains a divided-lite wood casement window. The part of the primary façade closest to the street is a gable-roofed wing articulated by a large oriel/bay window at the front. The bay window is articulated by four divided-lite wood casement windows with matching transoms. The gable-roofed pavilion is capped by a decorative bargeboard with a dropped pendant at the ridge. The eaves on the rest of the building are unenclosed and defined by a wide raking cornice, and the roof is clad in composition shingles. Related features include a gable-roofed, detached garage at the rear of the property that is accessed by a driveway along the south side of the parcel. Other features include front and rear gardens. Minimal alterations except for replacement divided light windows at the front façade, in their original locations within the bay.

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462. 61 Santa Paula Ave APN BL/Lot 3013/020 Contributor 1951  
Original Architect: Andrew L. Waechter, Original Owner: Robert & Maxine Foote  
Remodel by Hunt Hale Jones undated

A two-story, wood-frame, Colonial Revival single-family dwelling finished in smooth stucco. It has a square plan, a symmetrical façade, and a compound gable roof. Features include the main entrance, sheltered within a portico consisting of a pedimented hood supported by square posts. The entrance contains the original paneled wood door, flanked by sidelights. Above it, at the second-floor level, is a pair of small single-hung windows with a lite pattern of four-over-four. The rest of the primary façade is divided into a grid of double-hung windows with a lite pattern of six-over-six and louvered shutters. The enclosed eaves are defined by a wide wood cornice. A stucco-finished chimney is visible at the left (north) side of the house. An integral garage is in the basement. Related features include a small front garden and a large, lushly vegetated rear garden. This property, which appears to be in good condition, has not undergone any substantial exterior alterations. Remodel appears to be interior in nature

463. 66 Santa Paula Ave APN BL/Lot 3013A/009 Contributor 1923  
Original Architect: Earle B. Bertz, Original Owner: Helen W. Bennet  
Interior remodel by Osburn 1989

A one-story, wood-frame, English Period Revival single-family dwelling finished in smooth stucco. It has an L-shaped plan, an asymmetrical façade, and a compound gable roof. Features include the primary façade, located in the right bay within an integral porch with an arched portal. The entrance retains its original divided-lite wood door. To the left of the main entrance is a tall stucco-finished chimney, and to the left of that is a large, divided-lite wood window. The left bay, recessed back from the street, contains a tripartite window with divided-lite wood casements. Below it, at the basement level, is an integral garage. The enclosed eaves are defined by a narrow stucco molding and the roof is clad in composition shingles. Related features include the front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

464. 69 Santa Paula Ave APN BL/Lot 3013/019 Contributor 1922  
Original Architect: Charles F. Strothoff, Original Owner: Rudolph F. Schacht

A one-story, wood-frame, Eclectic single-family dwelling finished in smooth stucco. It has a rectangular plan, a symmetrical façade, and a compound hip and gable roof. Features include the primary entrance, located on the right (south) elevation within a recessed porch. The porch, accessed by a tiled stair, has an arched portal supported by two brackets. Above the entrance is a small ornamental balcony. The primary façade is dominated by a five-sided bay window containing divided-lite wood casement windows with shutters at the corners. Below it is an integral garage at the basement level that is sheltered beneath an arbor. The enclosed eaves are defined by a wood cornice and a copper gutter and the roof is clad in composition shingles. A stucco-finished chimney is located at the ridge of the roof. Related features include the front and

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rear gardens. This property, which appears to be in good condition, has not undergone any substantial alterations.

465. 70 Santa Paula Ave APN BL/Lot 3013A/010 Contributor 1919  
Original Architect: Henry H. Gutterson, Original Owner: Ralph & Bess Huntington

A two-story, wood-frame, Tudor Revival single-family dwelling finished in smooth stucco and decorative half-timbering. It has a rectangular plan, a symmetrical façade, and a steeply pitched gable roof. Features include the main entrance, located on the left (south) façade and is not visible from the street. The primary façade features a shed-roofed enclosure at the first-floor level that is articulated by two pairs of divided-lite wood casement windows. A brick chimney divides the primary façade from the first-floor level to the attic. The second-floor level has two divided-lite casement windows flanking the chimney. The attic level features a pattern of decorative half-timbering as well as a pair of louvered vents at the apex. The enclosed eaves are defined by a narrow wood cornice. Related features include a gable-roofed garage at the front of the property, as well as lushly landscaped front, side, and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

466. 73 Santa Paula Ave APN BL/Lot 3013/016 Contributor 1924  
Original Architect: Harold G. Stoner, Original Owner: Gerald & Cordelia Halsey  
Garage 1946

A two-story, wood-frame, English Period Revival, single-family dwelling finished in smooth stucco. It has an irregular plan, an asymmetrical façade, and a steeply pitched compound gable roof with some clipped sections as well as several dormers. Features include the main entrance, located on the right (south) façade. The entrance, accessed by a brick stair and walkway, is sheltered within a shed-roofed porch supported by wood columns. The entrance itself is not visible from the street. Indeed, much of the exterior of the house is hidden behind tall shrubs and vines. The primary façade is dominated by a two-story bay window articulated by four divided-lite wood casement windows at the first and second-floor levels. The left bay is not visible. A stuccoed chimney is visible at the left side of the house. The house has an imitation thatched roof, which wraps over the eaves. However, the roof is clad in composition shingles. The primary façade is capped by a clipped gable supported by large wood struts. Related features include a gable-roofed, detached garage at the rear of the property facing Santa Monica Way. This property which appears to be in good condition, has not undergone any substantial exterior alterations.

467. 80 Santa Paula Ave APN BL/Lot 3013A/011 Contributor 1924  
Original Architect: Birge M. Clark, Original Owner: A. R. Lindburg  
Interior remodel by Fagen 1995

A two-story, wood-frame, English Period Revival, single-family dwelling finished in smooth stucco. It has a T-shaped plan, an asymmetrical façade, and a steeply pitched gable roof. Features include the main entrance, located just off-center to the left of the front-facing gabled wing. The

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entrance has a Tudor arch and a paneled wood door. To the left of the entrance is the left bay, which features a large divided-lite wood window. The front of the gable-roofed wing is obscured by shrubs and vines, but it appears to contain a large picture window capped by a modified Tudor arch. The right bay features a tripartite window containing double-hung wood windows at the first-floor level, and an integral garage in the basement. The enclosed eaves are defined by a narrow wood cornice and the roof is clad in composition shingles. Related features include the lushly landscaped front, side and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

468. 90 Santa Paula Ave                      APN BL/Lot 3013A/012                      Contributor                      1924  
Original Architect: Baumann & Jose, Original Owner: Rollin & Aldean Meyer  
Alteration by W.D. Peugh 1952, addition by Stanley F. Davis 1950s

A two-story, wood-frame, Moorish Revival, single-family dwelling finished in smooth stucco. It has an irregular plan, an asymmetrical façade, and a compound hip roof. Features include the main entrance, located in an extruded porch with an arched portal decorated by Solomonic pilasters and molded plaster ornament. The entrance retains its original paneled wood door. The roof of the porch is capped by a balcony with a wrought-iron railing. Above it, are two small windows sheltered within a Moorish-style niche. The left bay features a tripartite window with operable casements and transoms at the first and second-floor levels. The window at the second-floor level has wooden shutters with trefoil cutouts. Two similar windows are located in the right bay, which also features a large art glass window and a smaller window concealed behind a metal grille. The Santa Monica Way façade is detailed substantially the same. The unenclosed eaves are defined by notched rafter tails and a painted metal gutter and the roof is clad in red clay tiles. The 1950s addition is located at the rear, and there is also an integral garage in the basement on this elevation. Related features include a continuous lawn around the front, side, and rear elevations, as well as a driveway. This property, which appears to be in good condition, has not undergone any substantial alterations at the street facing façade.

469. 95 Santa Paula Ave                      APN BL/Lot 3013/017                      Contributor                      1951  
Original Architect: Edmund DeMartini, Original Owner: Victor & Lucinda Ferrari

A one-story, wood-frame, California Ranch single-family dwelling finished in smooth stucco. It has a T-shaped plan, an asymmetrical façade, and a compound hip roof. Features include the main entrance on the primary façade facing Santa Paula Avenue. Accessed by a curved brick stair, it is located within an integral porch and is not visible from the street. The exterior is articulated by an irregular pattern of tripartite windows with fixed center windows and operable casements along the publicly visible Santa Paula and Santa Monica elevations. The enclosed eaves are defined by a metal gutter and the roof is clad in composition shingles. An integral garage is located in the basement level facing Santa Monica Way. Related features include a continuous garden surrounding the house. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

470. 100 Santa Paula Ave                      APN BL/Lot: 3076A/001                      Contributor                      1925

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Original Architect: Charles F. Strothoff, Original Owner: George & Agnes Tuck

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of hip and gable roofs with red tiles and is clad in stucco. Details include the street facade is a gable roofed portion with French doors with a balconette on the second story and inset arched windows on the first story; a side facade with a multi-pane window on the first story and an inset arched window on the first story; a recessed facade with two multi-pane windows on the second story and a set of French doors with sidelites and a balconette on the first story; between the side and recessed facades is a roofed tower portion that has a three-lite window on the second story and a recessed front porch; a wooden front door; stuccoed chimneys at east and west elevations. Related features: a flat front yard contains paver steps and walkway leading to the front entry; stone planters around the foundation; an east side yard driveway.

471. 101 Santa Paula Ave      APN BL/Lot: 3011A/021      Contributor      1937  
Original Architect: John Davis Young, Original Owner: Dr. & Mrs. J. Kester Diment  
Interior remodel 1997

A two-story, wood-frame, Tudor Revival, single-family residence with a single-story attachment. It has an irregular plan, asymmetrical facades, a steeply pitched gable roof with slate shingles, and is clad in stucco with half-timbering. Details include gable ends with wood siding; a projecting one-story gable roofed portion with a picture window, balconette, and garage door below; a small cross gable with a window at the one-story side elevation; a recessed facade with French doors on the first story, small cross gables with windows on the second story, a roof dormer; a two-story gable roofed portion diagonally situated between the one-story and recessed facades contains an arched front entry with brick trim, an arched recessed front door, and a small inset window above; a decorative chimney at the south elevation of the one-story gable roofed portion; a stuccoed chimney at the north elevation. Related features: a driveway leading to a basement garage; a terraced front yard contains concrete steps and a brick walkway leading to the front entry; concrete retaining walls. Minimal exterior alterations.

472. 111 Santa Paula Ave      APN BL/Lot: 3011A/020      Contributor      1922  
Original Architect: Henry H. Gutterson, Original Owner: Grover O'Connor

A two-story, wood-frame, Tudor Revival, single-family residence. It has a rectangular plan, an asymmetrical facade, a hip roof with asphalt shingles, and is clad in stucco with half-timbering. Details include a picture window with decorative trim and a bay window on the first story; grouped windows on the second story; concrete steps leading to a covered front porch at the south side elevation; a stuccoed chimney at the south elevation. Related features: a detached garage on the south side; a terraced front yard contains concrete steps and walkway leading to the front entry; timber retaining walls.

473. 114 Santa Paula Ave      APN BL/Lot: 3076A/002      Contributor      1924  
Original Architect: Baumann & Jose, Original Owner: Leon & Marguerite Garcia

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Addition by H. C. Baumann 1937

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include the street facade has French doors with toplites, sidelites, and decorative trim on the first story, and wrap-around corner French doors with toplites, decorative pilaster and dentil molding, and a wrap-around balcony with decorative beams on the second story; the side facade has French doors with toplites, multi-pane windows, and a covered front porch with decorative molding at the porch entry; a recessed facade with multi-pane windows; decorative chimneys at north and south elevations. Related features: a flat front yard contains brick walkways and steps leading to the front entry; stucco planters; a front patio with stucco walls; a driveway leading to a basement garage. The 1937 addition was completed within the period of significance.

474. 120 Santa Paula Ave APN BL/Lot: 3076A/003 Contributor 1926  
Original Architect: H. C. Baumann, Original Owner: Harry & Margaret Tuckey  
Fence and gate by McCormick 1971

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include the street facade has three sets of arched French doors with railings and arcade-shaped molding on the first story, and multi-pane windows with wood shutters on the second story; a recessed facade has an enclosed porch with decorative trim on the second story and a recessed front porch on the first story; a decorative internal chimney. Related features: a terraced front yard contains a concrete walkway and brick steps leading to a stucco walled front patio; the patio entry is on the north side; a north side yard driveway.

475. 125 Santa Paula Ave APN BL/Lot: 3011A/019 Contributor 1937  
Original Architect: Maybeck, White & Merchant, Original Owner: Arthur & Helen Vollert  
Alterations by J. S. Gould 1949

A two-story, wood-frame, Monterey Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include wood siding at gable ends; the first story has multi-pane windows, a small octagonal window, and French doors with a balconette; the second story has multi-pane windows, French doors, and a projecting covered balcony; a painted brick chimney at the south elevation. Related features: an attached garage on the north side; a terraced front yard contains curved concrete steps and walkway leading to the front entry; concrete block retaining walls.

476. 135 Santa Paula Ave APN BL/Lot: 3011A/018 Contributor 1926  
Original Architect: Schroeffer & Bolles, Original Owner: Edwin & Elaine Turkington  
Alteration by Schroeffer 1933, alteration by Upp 1965

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a gable roof with red tiles, and is clad in stucco. Details include the

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street facade includes a projecting gable roofed garage with a wide door; a gable roofed portion with a large arched window with a balconette is recessed behind the garage; the garage elevation includes a cutout gate to steps that lead to a front covered porch with an arched entry; an arched wooden front door; a recessed facade behind the porch with an inset multi-pane window. Related features: an attached garage; a terraced front yard contains concrete steps and walkway leading to the front entry; concrete retaining walls. House has had the same footprint, including the street front garage, since 1928. The alterations appear to be interior in nature.

477. 145 Santa Paula Ave APN BL/Lot: 3011A/017 Contributor 1953  
Original Architect: Ward Thomas, Original Owner: W. J. & Ruth Ahern

A mix of one- and two-story, wood-frame, Contemporary, single-family residence. It has an irregular plan, an asymmetrical facade, a low-pitch peaked roof with exposed beams and a wide overhang. The main house is clad in stucco and the garage in front of the house is brick. Details include windows on the first story; floor-to-ceiling windows and double doors on the second story; a wooden balcony with metal railing on the second story; brick steps leading to the front entry. Related features: an attached basement garage; a terraced front yard contains painted brick retaining walls; a stone front patio and painted brick planters; a stone side patio.

478. 150 Santa Paula Ave APN BL/Lot: 3076A/004 Contributor 1952  
Original Architect: Unknown, Original Owner: John & Evelyn Sommer  
Interior remodel by Baum/Thorney 2007

A one-story, wood-frame, Ranch/Split Level, single-family residence. It has an irregular plan, asymmetrical façades, a hip roof with asphalt shingles, and is clad in stucco. Details include wrap-around corner windows; a roofed bay window; a covered brick front porch; a front door with large sidelites; an east-facing side facade with French doors, wrap-around corner windows, a clerestory window, and a recessed door; the secondary facade faces south and has wrap-around corner windows, three large windows, and two smaller windows; a brick internal chimney visible from the secondary facade. Related features: a gently sloping front yard contains brick steps and walkway leading to the front entry; a long stucco wall with two gates, one leading to the front entry and one to a patio on the east side; the secondary facade has a terraced yard with a concrete block retaining wall and a driveway leading to a basement garage. Minimal exterior alterations.

479. 200 Santa Paula Ave APN BL/Lot: 3076/001 Contributor 1922  
Original Architect: Henry Gutterson, Original Owner: Hart Weaver  
Alteration by Okamoto/Saijo 1995

A one-story, wood-frame, Tudor style, single-family residence. It has an irregular plan, an asymmetrical facade, a mix of steeply pitched gable and hip roofs with asphalt shingles and is clad in stucco with half-timbering at the main gable. Details include multi-pane windows; a wall dormer with a large multi-lite window; a secondary entry; the main gable has a multi-lite window on the first story and a three-lite decorative window on the gable end; a small segmental dormer; a recessed front porch; an arched wooden front door; a secondary facade facing Yerba

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Buena Ave with multi-lite windows; large brick internal chimneys. Related features: a south side yard driveway leading to an attached garage; a terraced front yard contains a brick wall border, paver steps and walkway leading to the front entry.

480. 212 Santa Paula Ave. APN BL/Lot: 3076/003 Contributor 1927  
Original Architect: William G. Merchant, Original Owner: Robert & Arline Clark

A two-story, wood-frame, Streamline Moderne-inspired, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with asphalt shingles, and is clad in brick on the first story, glass block at the entry, and has wood siding on the second story. Details include the street facade has a projecting garage with a double garage door on the first story and a wrap-around corner window and a door that opens onto a garage rooftop balcony on the second story; a recessed facade contains a projecting one-story portion with a large multi-lite window, a small octagonal window on the second story; glass doors that open to a deck above the front entry; a wooden front door; stuccoed internal chimneys. Related features: a sloping front yard contains a brick walkway leading to the front entry; a driveway leading to an integral garage.

481. 220 Santa Paula Ave. APN BL/Lot: 3076/004 Contributor 1940  
Original Architect: Angus McSweeney, Original Owner: Murray Draper  
Remodel by Locus 2005

A two-story, wood-frame, Colonial Revival, single-family residence. It has an irregular plan, an asymmetrical front facade, a gable roof with asphalt shingles, and has wood lap siding on the second story and is clad in brick on the first story. Details include a multi-pane window and a circular window on the first story; two wall dormers; a recessed front entry; stuccoed internal chimneys. Related features: a picket fenced front yard contains a brick walkway leading to the front entry; a driveway leading to an attached garage.

482. 224 Santa Paula Ave. APN BL/Lot 3076/005 Contributor 1938  
Original Architect: Albert Farr & J. Francis Ward; Original Owner: Dwight & Lucile Gladstone

A two story, wood-frame, Colonial Revival house with an integral garage and a gable roof. The house has a brick veneer (painted white) at the lower story and a recessed entry with Classically inspired pilasters at either side. The main portion of the house is symmetrical, and the garage section may be a later, compatible addition. The upper story is sheathed in horizontal wood siding. Features include double hung, wood windows and wood shutters. The house has a nicely designed brick retaining wall, also painted white. No significant exterior alterations noted.

483. 225 Santa Paula Ave. APN BL/Lot: 3078/028 Contributor 1936  
Original Architect: Masten & Hurd, Original Owner: Edmund & Dorothy Anderson

A two-story, wood-frame, Colonial Revival, single-family residence. It has an irregular plan, a symmetrical front facade, a gambrel roof with asphalt and slate shingles, and has wood lap siding. Details include two multi-pane windows with wood shutters on the first story; three

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dormers on the second story; a slightly recessed front entry with a wooden door that has arch-shaped trim and sidelites; a brick front porch; a stuccoed chimney at the south elevation. Related features: a terraced front yard contains brick steps leading to the front entry; a west side yard driveway leading to an integral basement level garage.

484. 230 Santa Paula Ave. APN BL/Lot: 3076/006 Contributor 1922  
Original Architect: Earle B. Bertz, Original Owner: Herbert & Mabel Strachan  
Alteration by McSweeny 1933

A one-story, wood-frame, Cottage Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include two projecting gable roofed portions with a multi-pane window with wood shutters at each; the smaller gable contains a secondary entry with a recessed arched door; the front entry is situated between the two gables and has a slightly recessed front door and two deep inset windows flanking it; a stuccoed chimney at the north elevation and an internal chimney visible from the street elevation. Related features: a west side yard driveway; a sloping front yard contains paver steps and walkway leading to the front entry; a walled front patio; a walkway leading to a secondary entry. The 1933 alteration occurred within the period of significance.

485. 233 Santa Paula Ave. APN BL/Lot: 3078/027 Contributor 1922  
Original Architect: Lawrence A. Kruse, Original Owner: Lawrence A. Kruse

A two-story, wood-frame, French Eclectic, single-family residence. It has an irregular plan, an asymmetrical facade, a Mansard roof with asphalt shingles, and has wood shingle siding. Details include the facade has a portion that projects slightly; sets of French windows with wood shutters and railings on the first story; three hipped dormers on the second story; a recessed front door; a chimney at the south elevation and an internal chimney visible from the street elevation. Related features: a terraced front yard contains brick steps and walkway leading to the front entry; a south side yard driveway leading to a detached garage.

486. 235 Santa Paula Ave. APN BL/Lot: 3078/026 Contributor 1925  
Original Architect: Earle B. Bertz, Original Owner: Faxon H. Bishop  
Addition by A.C. Hamerton 1925, interior remodel by Dickson 2000)

A two-story, wood-frame, Renaissance Revival, single-family residence. It has an irregular plan, a symmetrical street facade with narrow recessed facades, a hip roof with red tiles, and is clad in stucco. Details include the first story has three sets of French doors that all open to a long balcony; decorative trim above the French doors; the second story has two multi-pane windows with wood shutters; a covered front entry at a recessed facade; a wooden front door with a sidelite; a stuccoed chimney at the south elevation. Related features: a south side yard driveway leading to a detached garage; a terraced front yard contains stone retaining walls and paver steps leading to the front entry. The addition was completed shortly after the house was constructed and within the period of significance, otherwise no significant exterior alterations.

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487. 240 Santa Paula Ave. APN BL/Lot: 3076/007 Contributor 1924  
Original Architect: Henry H. Gutterson, Original Owner: Thomas & Jessie Parramore

A two-story, wood-frame, Cottage Revival, single-family residence with single-story attachments. It has an irregular plan, asymmetrical facades, a gable roof with asphalt shingles, and is clad in stucco. Details include a projecting single-story portion with a multi-pane window on the south side; a projecting single-story portion with carriage house garage doors on the north side; the main facade between the projecting portions contains small multi-pane windows and a large centered multi-pane window; an arched front door; two stuccoed chimneys visible from the street elevation. Related features: a driveway leading to an attached garage; a gently sloping front yard contains a paver walkway leading to a walled front patio.

488. 244 Santa Paula Ave. APN BL/Lot: 3076/008 Contributor 1925  
Original Architect: Unknown, Original Owner: Elbert Mitchell; Addition by Martin Rist (1934); Addition by Mario Ciampi 1941, alteration by Gietzen 1987

A two-story, wood-frame, Tudor style, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco with wood siding at front dormers and half-timbering. Details include multi-pane windows on the first story; a very large dormer with a four-lite window that has a shed roof and a window box; a medium sized dormer with a small multi-pane window; stuccoed internal chimneys. Related features: a front courtyard with a decorative gated entry.

489. 245 Santa Paula Ave. APN BL/Lot: 3078/025 Noncontributor 1951  
Original Architect: Theodore Starrett, Original Owner: John & Lucille Kerr  
Addition by Dickson 2002

This two-story, wood-frame, stucco-clad, altered residence has an integral garage at the basement level, a large, centered window on the first story and a stair leading to the front entry. While this house was built within the period of significance, it has been altered with new stucco, fenestration, garage entry, and decorative pilasters. It is not a contributor to the district.

490. 250 Santa Paula Ave. APN BL/Lot: 3076/009 Contributor 1926  
Original Architect: Angus McSweeney, Original Owner: Angus & Beryl McSweeney  
Garage by McSweeney 1928, interior remodel by TLB 2004

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with a single-story attachment. The house, designed by the architect for his own family, has a rectangular plan, an asymmetrical facade, a gable roof with red tiles, and is clad in stucco. Details include French windows and a decorative wall fountain on the first story; French windows with a balconette, two arched multi-pane windows, and a multi-pane window with wood shutters on the second story; two multi-pane windows at the single-story portion; double front doors; a stuccoed chimney at the west elevation and an internal chimney. Related features: a terraced front yard contains paver steps leading to a depressed front courtyard. Minimally altered at the exterior.

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491. 254 Santa Paula Ave. APN BL/Lot: 3076/010 Noncontributor 1958  
Original Architect: Robert Onorato, Original Owner: Oliver & Catherine Talmage  
Remodels by Levy 1990, Payson 2001

This one-story, Ranch style house has a large garage entry and a front porch with a simple post. The entry has a glass block light. The house has a low gabled roof. This property was built after the period of significance and is not a contributor.

492. 255 Santa Paula Ave APN BL/Lot: 3078/024 Contributor 1937  
Original Architect: John K. Branner, Original Owner: William & Elizabeth Scott  
Interior remodels by Gonzales 1993 and 2003

A two-story, wood-frame, Colonial Revival, single-family residence. It has an irregular plan, a symmetrical front facade, a gable roof with asphalt shingles, and has wood lap siding and brick at the basement level. Details include two multi-pane windows with wood shutters on the first story; three wall dormer windows on the second story; a pedimented front entry; chimneys at north and south elevations. Related features: a terraced front yard contains brick steps and porch leading to the front entry; a driveway with low brick walls leading to an integral basement level garage. Minimal exterior alterations.

493. 261 Santa Paula Ave. APN BL/Lot: 3078/023 Contributor 1934  
Original Architect: William I. Garren, Original Owner: Herbert & May Thomas  
Alteration by Henry Hill 1959

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of hip and shed roofs with red tiles, and is clad in stucco, brick, and wood and batten siding. Details include the street facade is a projecting, shed roofed portion with a wrap-around corner window on the first story and a garage door at the basement level; a recessed facade has multi-pane windows on the second story and French doors on the first story that open to a front patio; a brick chimney at the north elevation and an internal chimney visible from the street elevation. Related features: a terraced front yard contains brick steps and walkways leading to the front entry; a driveway leading to an integral basement level garage.

494. 262 Santa Paula Ave. APN BL/Lot: 3076/011 Contributor 1922  
Original Architect: Henry H. Gutterson, Original Owner: Paul Judson  
Rear addition by Cornelia Griffin (2002)

A two-story, wood-frame, Colonial Revival, single-family residence. It has a rectangular plan, a symmetrical front facade, a gable roof with asphalt shingles, and has wood shingle siding. Details include four multi-pane windows with wood shutters on the first story; four narrow windows above the front entry and multi-pane windows on the second story; a small covered front porch with columns; a wooden front door with a fanlite above; brick chimneys at east and

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west elevations. Related features: a picket fenced front yard contains a brick walkway leading to the front entry. Minimal street facing alterations.

495. 265 Santa Paula Ave. APN BL/Lot: 3078/022 Noncontributor 1961  
Original Architect: Ralph J. Button, Original Owner: Howard & Emily Roberts  
Addition 1993

This one-story, wood-frame, wood-sided on the first story and stucco-clad at the basement level, Contemporary residence has a panoramic window, an integral garage at the basement level, and a front entry stair leading to a recessed front door. This property was built after the period of significance and is not a contributor.

496. 266 Santa Paula Ave. APN BL/Lot: 3076/012 Contributor 1928  
Original Architect: Harold G. Stoner, Original Owner: F. W. & Florence Knipscher

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of hip and gable roofs with red tiles, and is clad in stucco. Details include the street facade has two tall arched windows on the first story and French doors with wood shutters that open onto a balcony on the second story; a side facade with an arched picture window on the first story and a three-lite window on the second story; a recessed facade with a window on the first story and windows with wood shutters and a pair of inset arched windows with a balconette and column on the second story; a tile porch with arched openings at the recessed facade; the front door faces west; stuccoed chimneys at north and east elevations and an internal chimney. Related features: a gently sloping front yard contains a paver walkway leading to the front entry.

497. 272 Santa Paula Ave. APN BL/Lot: 3076/013 Contributor 1920  
Original Architect: Henry H. Gutterson, Original Owner: C. N. Beal  
Rear addition 1960, remodel by Theodora Robertson 1989, garden by Kunit 1989

A mix of one- and two-story, wood-frame, Cottage, single-family residence. It has an irregular plan, an asymmetrical facade, a half-hip roof with asphalt shingles, and is clad in stucco. Details include the street facade is a centered, projecting single-story portion with a large four-lite window and it is flanked by two recessed two-story facades with multi-pane windows; the front door faces east; a stuccoed chimney at the west elevation and an internal chimney. Related features: a sloping front yard contains a paver walkway leading to a fenced front patio. Minimal street facing alterations.

498. 299 Santa Paula Ave. APN BL/Lot: 3078/021 Contributor 1928  
Original Architect: Masten & Hurd, Original Owner: Grace J. Sutherlin  
Alteration by Lucas 1986, remodel by Rose 1999

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of gable and hip roofs with red tiles and is clad in stucco.

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Details include a slightly projecting staircase tower portion with narrow, staggering windows and basement level windows; casement windows; sets of arched windows with balconettes; a projecting shed roofed portion with a casement window and a full-lite door that opens to a terrace; French doors with a balcony on the second story near the front entry; a series of stairs and circular terraces leading to the recessed front entry; a stair leading to a secondary entry; a recessed facade with a large multi-pane window on the first story and a wrap-around covered balcony and French doors that open to it on the second story; a stuccoed chimney at the east elevation and internal chimneys visible from the street elevation; the secondary facade has windows and two sets of French doors that open to a balcony on the first story, and French doors with a balcony and casement windows on the second story. Related features: a terraced front yard contains brick steps leading to the front entry; concrete retaining walls and planters; a shed roofed garage in front of the house on the east side; the secondary facade has a terraced yard with concrete retaining walls and a driveway leading to an integral basement level garage. With the exception of some window replacement in what appear to be historic locations, this house has had minimal street facing changes either at Santa Paula or along San Jacinto.

### **St. Francis Boulevard**

499. 25 St. Francis Boulevard APN BL/Lot: 3069/020 Contributor 1916  
Original Architect: Henry H. Gutterson, Original Owner: Charles A. Stewart  
Alterations by Henry H. Gutterson 1922 and 1926

A two-story-over-basement, wood-frame, Italian Renaissance Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical front façade, and a gable roof with unenclosed eaves with exposed rafter tails. Details include Spanish tile roof; recessed, front-facing entry flanked by Doric order columns supporting a flat portico with scrolled brackets, dentil molding, and wrought iron balconette above; twin arched windows with turned central column and pilasters centered directly over entry; and recessed, two-story wings east and west sides. Related features include front yard with mature boxwood hedges and wrought iron gate and fence, concrete path from sidewalk to entry gate. Gutterson's own alterations to his original design were made within the period of significance.

500. 45 St. Francis Boulevard APN BL/Lot: 3069/008 Contributor 1921  
Original Architect: John Reid, Jr., Original Owner: Mrs. Abbie E. Wilkins  
Rear addition by Appleton & Wolfard 1971

A two-story-over-basement, wood-frame, Italian Renaissance Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical front façade, and a hip roof with enclosed eaves. Details include Spanish tile roof; arched window lintels on first floor; second floor oriel window with plaster finials and pointed base; copper downspouts; horizontal stucco banding at second floor; and copper downspouts. Related features include wrought iron fence with concrete posts and lanterns, mature boxwood hedges. This house has had very few exterior changes at the front façade.

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501. 66 St. Francis Boulevard APN BL/Lot: 3099/019 Contributor 1921  
Original Architect: Walter C. Falch, Original Owner: D. B. Chandler

A two-story, wood-frame, Colonial Revival, single-family residence with basement and stucco finish. It has a square plan, a symmetrical front façade, and a gable roof. Details include recessed, front-facing entry flanked by Doric order columns and fluted pilasters supporting a pedimented portico with dentil molding; front corner quoins; moulded cornice with dentil molding; wood shutters on first and second floor; multi-light wood windows; and exterior brick chimney on west side. Related features include concrete path from sidewalk to brick entry steps; concrete driveway at west side yard leading to detached garage at rear of lot.

502. 98 St. Francis Boulevard APN BL/Lot: 3099/011 Contributor 1929  
Original Architect: Masten & Hurd, Original Owner: Jules H. Bernheim  
Interior modifications 1995

A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical front façade, and a gable roof. Details include Spanish tile roof; recessed, front-facing recessed entry with solid wood front door and decorative tile surround; second floor balcony with square wood post and wood balustrade; decorative wrought iron grills over some first-floor windows; arched windows with multi-pane leaded glass; decorative stucco window grills with Moorish patterns; and wood shutters with repeating hexagonal patterns. Related features include corner lot; stone path from sidewalk to front entry; concrete driveway at south side yard leading to a detached single-car garage at rear of lot. No significant exterior alterations to either street façade.

503. 100 St. Francis Boulevard APN BL/Lot: 3100/020 Contributor 1928  
Original Architect: Grimes, Lockwood & Schoening, Original Owner: Frank J. & Victorine M. Klimm  
Patio remodel 1982, integrated garage addition 1988

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical front façade, and a gable roof with unenclosed eaves with exposed rafter tails. Details include Spanish tile roof; turreted tower entry with conical roof; fabric awning over arched entryway; multi-pane leaded glass window directly above entryway; second floor balcony supported by wood brackets with square wood columns and balustrade; French doors with wood shutters open on to balcony; and first floor balcony with twin arches and central column. Related features include concrete driveway from San Fernando Way leading directly to integrated, two-car garage at basement level with concrete retaining walls, curved brick path from sidewalk to brick entry steps. The garage insertion is at the side elevation along San Fernando and is of compatible design to the original house.

504. 101 St. Francis Boulevard APN BL/Lot: 3070/012 Contributor 1924  
Original Architect: William H. Crim Jr. & Hamilton Murdock, Original Owner: Jack Arlington McCullough

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A two-story, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical front façade, and a flat roof. Details include Spanish tile cladding of hipped parapets; recessed, front-facing entry with arched entryway and decorative stucco surround; front door with single glass pane and sidelights; second floor row of three arched windows with turned columns centered above entry; first floor arched, multi-pane windows with turned wood columns, as well as French doors with arches rendered in stucco; copper downspouts. Related features include sloping front yard with mature boxwood hedges; cast concrete fountain; stamped concrete path from sidewalk to brick entry steps; stamped concrete driveway at east side yard leading to detached garage at rear of lot.

505. 135 St. Francis Boulevard APN BL/Lot: 3070/011 Contributor 1922  
Original Architect: Joseph L. Stewart, Original Owner: Dudley D. & Tosca Sales  
Alterations by Willis Huson 1955

A two-story-over-basement, wood-frame, Italian Renaissance Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical front façade, and a hip roof. Details include Spanish tile roof; recessed, front-facing entry flanked by turned columns supporting a balconette with wrought iron railing; wood frame, multi-pane French double doors at entry with pendant lantern; row of three arched windows centered above entry; arched windows on first floor with replacement sashes; wood shutters on second floor windows, also with replacement sashes; and central, stucco-clad chimney with metal cap. Related features include two-car garage addition with rooftop patio on west side; raised patio at entrance with concrete sidewalls and decorative lanterns; curved brick path from sidewalk to entry patio. Alterations include replacement stucco cladding, replacement windows in historic locations, and a garage with deck at roof on the side. These changes do not impair the Italian Renaissance Revival style house.

506. 136 St. Francis Boulevard APN BL/Lot: 3100/001 Contributor 1948  
Original Architect: Angus McSweeney, Original Owner: Herbert R. & Janet E. Laist  
Addition by architect Lanier & Sherrill 1964

A two-story, wood-frame, Colonial Revival, single-family residence with stucco and brick finish. It has an irregular plan, a symmetrical front façade, and a hip roof. Details include double-height front entry with four square columns supporting a pedimented portico; brick cladding at entry, otherwise stucco cladding throughout; wood trim with keystone detail over entry door; wide, flat enclosed eaves; expressed spandrels with dentil molding beneath second floor windows; exterior chimney on west side; two-story addition to the west with hip roof and ground floor garage; French double doors lead out to shallow deck with turned wood balustrade. Related features include sloping front yard; concrete driveway at west side yard leading to garage addition; brick path from sidewalk to brick entry steps; brick pillars with cast concrete urns at entry steps. The two-story addition at the side of the house includes a garage at the first story. This addition reads as a later component to the house and there have been limited alterations to the original building.

507. 200 St. Francis Boulevard APN BL/Lot: 3101/019 Contributor 1922

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Original Architect: Walter C. Falch, Original Owner: Mabel Ruth

A two-story-over-basement, wood-frame, Classical Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical front façade, and a hip roof. Details include front-facing entry flanked by fluted columns supporting an arched pediment with dentil molding; metal balconettes over first floor windows with arched lintels and plaster trim and decorative keystones; front corner quoins; second floor windows with metal balconettes and wood shutters; cornice with wood molding and modillions; and stucco-clad exterior chimney on west side. Related features include sloping front yard; concrete driveway at east side yard leading to detached garage at rear of lot; stamped concrete and brick path from sidewalk to terrazzo entry steps.

508. 201 St. Francis Boulevard APN BL/Lot: 3071/014 Contributor 1926  
Original Architect: B. Cooper Corbett, Original Owner: Harry E. & Mary K. Van Horn

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical front façade, and a gable roof. Details include Spanish tile roof; recessed, front-facing entry with bowed entryway; four columns supporting second floor bay with turned columns; first floor three-part bay with paired and arched windows with leaded panes and turned columns; arched windows on first floor; wood shutters on second floor windows; Spanish tile attic vents at gable ends; horizontal stucco band at second floor; and stucco chimney on west side with arches and Spanish tile gable roof. Related features include sloping front yard with concrete and brick retaining wall; stamped concrete driveway from street to integrated, two-car garage on north side; brick path from sidewalk to brick entry steps.

509. 235 St. Francis Boulevard APN BL/Lot: 3071/013 Contributor 1922  
Original Architect: J. R. Miller, Original Owner: Alfred S. Gunn  
Addition 1986

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, a symmetrical front façade, and a hip roof. Details include Spanish tile roof; recessed, front-facing corner entry flanked by paired, Doric order columns supporting a flat portico and metal balconette above; wood paneled front door with fanlight transom and multi-pane sidelights; Palladian window at second floor directly above entry portico; front corner quoins; first floor windows with arches and broken pediments; horizontal wood cladding on gable ends; and molded wood cornice with soffit returns. Related features include corner lot with curved concrete and brick path leading to brick entry steps; mature boxwood hedges and Italian cypress; concrete driveway from street to integrated, two-car garage on west side. The garage is likely later and may relate to the addition of 1985. This house has been otherwise minimally altered.

510. 240 St. Francis Boulevard APN BL/Lot: 3101/001 Contributor 1932  
Original Architect: Harvey E. Harris, Original Owner: Joseph & Emma Ayer

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A two-story-over-basement, wood-frame, Colonial Revival, single-family residence with stucco and wood siding. It has an irregular plan, a symmetrical front façade, and a gable roof. Details include Spanish tile roof; recessed, front-facing corner entry flanked by Doric order columns supporting a flat portico and balconette above with turned wood balustrade; wrought iron security gate over front door and over first floor windows; quoins at front corners and adjacent to entry portico; unenclosed eaves with carved rafter tails; wood shutters on second floor windows; and a metal balconette over west-facing second floor window. Related features include corner lot with curved brick path leading to brick entry steps; mature boxwood hedges; concrete driveway at south side yard leading to detached, single-car garage at rear of lot.

511. 300 St. Francis Boulevard APN BL/Lot: 3102/021 Contributor 1922  
Original Architect: Henry H. Gutterson, Original Owner: Elsie C. Barbour

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical front façade, and a hip roof. Details include Spanish tile roof; recessed, front-facing corner entry flanked by pilasters and an arched entryway with Classical stucco details and finials; small, metal balconette over second floor window directly above entry; first floor bay on west side with leaded multi-pane windows and turned wood columns and metal seam roof; enclosed eaves with wood fascia; and stucco-clad exterior chimney with metal cap on south side. Related features include corner lot with brick path leading to brick patio and entry steps; mature boxwood hedges; concrete driveway from street to detached, two-car garage on east side connected to residence with concrete wall and wood gate; columns at side entry support a wood trellis which extends over garage.

512. 301 St. Francis Boulevard APN BL/Lot: 3072/016 Contributor 1920  
Original Architect: Henry H. Gutterson, Original Owner: Theodore J. Roche  
Gate by Gutterson 1928

A two-story, wood-frame, Classical Revival, single-family residence. It has a roughly rectangular plan, symmetrical front (south) façade, and a gable roof clad in composition shingles. Details include smooth stucco walls divided by stringcourses at the sill and lintel levels; five colossal Greek Ionic pilasters at the building's corners and flanking the entry; centered recessed entrance topped by a balconette with metal railing and foliate brackets; four pairs of two-lite casements with transoms at the first story; four paired three-lite casement windows and two one-lite casement windows at the second story; and an unornamented entablature at the shallow eave. The parcel is located on a corner, and the side (west) elevation is also visible and features: chamfered wall corners; pedimented gable end; and center chimney; pairs of two-lite casements with transoms at the first story; and pairs of three-lite casements at the second story. Related features include paved walkway and brick stairway with curved solid stucco balustrade; wrought-iron gate; paved drive at the north side of the parcel leading to a detached garage at the rear of the property; concave parcel corner due to the fountain in the adjacent intersection; two concrete plinths with gadrooning urns; and taller concrete plinths etched with "The Circle" and topped with acorn streetlight globes. Minimal alterations.

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513. 335 St. Francis Boulevard APN BL/Lot: 3072/015 Contributor 1924  
Original Architect: Baumann & Jose, Original Owner: William Altvater

A two-story plus basement, wood-frame, Italian Renaissance Revival, single-family residence. It has a rectangular plan with rear addition, asymmetrical front (south) façade, smooth stucco walls, and a hipped roof clad in red tile. Details include recessed entry under a semicircular-arched opening; elaborate plaster surround with twisted columns, Corinthian capitals, and entablatures; a balconette with metal railing above acanthus-and-lamb's-tongue molding at the second story above the entrance; medallions above the entrance at the first and second stories; four paired semicircular-arched three-lite casements with two-lite transoms at the first story; wrought-iron railings at first-story windows; a grouped opening at the second story with paired three-lite casements and two-lite transoms bordered by foliate pilasters with Corinthian capitals and metal balconette with brackets; five window openings with paired casements with two-lite transoms at the second story; ornamental frieze with medallion-and-foliate molding, dentil course, and brackets at the shallow eaves; and a basement-level garage. The parcel is located on a corner, and the side (east) façade is also visible and features: three paired semicircular-arched three-lite casements with two-lite transoms and metal railings at the first story; large tripartite window with tripartite transom and metal balconette at the second story; and a frieze matching that of the front facade. Related features include brick walkway and stairway with metal railing; and a paved drive at west end of the parcel leading to the garage. Minimal alterations.

514. 340 St. Francis Boulevard APN BL/Lot: 3102/001 Contributor 1925  
Original Architect: Anthony J. Horstmann, Original Owner: Imogen L. Saunders  
Remodel by Gary Gee 1994 including rear addition

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has a rectangular plan, an asymmetrical front façade, and a shallow-angle hip roof. Details include Spanish tile roof; recessed, front-facing entry with scored stucco block surround and heraldic crest at center; Spanish tile shed roof at entry; wood frame, multi-pane windows on first floor; multi-pane arched window with metal balconette at second floor; wood shutters on some second-floor windows; and exterior stucco-clad chimney with metal cap on north side. Related features include corner lot, brick path from sidewalk brick entry steps; concrete driveway from street to integrated, two-car garage at basement level on north side. The rear addition, visible from San Benito Way, does not impact the primary façade of this house.

515. 402 St. Francis Boulevard APN BL/Lot: 3103/023 Contributor 1925  
Original Architect: C.E. Gottschalk & M. J. Rist, Original Owner: Charles M. & Mollie Goodman

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical front façade, and a hip roof. Details include Spanish tile roof; recessed, front-facing entry with arched entryway and scored stucco block surround; rusticated stucco cladding; arched windows on first floor and second floors with

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metal balconettes; small, narrow window at entry covered by decorative wrought iron grill; row of three arched windows with turned columns and metal balconette on west side of first floor; and exterior stucco-clad chimney on south side. Related features include brick path from sidewalk to flared and curved brick entry steps; two mature date palms flank entry; concrete driveway from street to integrated, two-car garage at basement level on west side; stucco side wall and gate with arched entryway and Spanish tile parapet roof.

516. 405 St. Francis Boulevard APN BL/Lot: 3073/014 Contributor 1948  
Original Architect: Theodore Starrett, Original Builder: McKeon Const.  
Original Owner: Chris & Catherine McKeon  
Interior remodel 1987

A one-and-a-half story, wood-frame, Tudor Revival, single-family residence clad in stucco and brick, some laid in a herringbone pattern. It has an irregular plan, asymmetrical front (south) façade and complex roof consisting of hipped main and garage roofs with cross gables and gabled dormers. Details include flat clay tile roofing; off-center entrance consisting of glazed door and side lite; grouped opening with three eight-lite casements at the first story; projecting rectangular bay with three eight-lite casements and hipped roof at the first story; grouped opening with two six-lite casements at the first story; large cross-gable at the second story with two pairs of three-lite casements framed by shutters; cornice returns and horizontal siding in the gable end; gabled dormer with a pair of three-lite casements; and an attached garage. The parcel is located on a corner, and the side (west) façade is also visible and features: paired and tripled eight-lite casements; brick chimney with supporting dormer; and gabled dormer with paired six-lite casements. Related features include brick stairway and landing; a paved drive at the east side of the parcel; stucco and brick retaining walls; and terraced planting beds. Minimal alterations: a dove-cote has been removed from the gable at the façade, and the front door and side lite appear to be replacements.

517. 435 St. Francis Boulevard APN BL/Lot: 3073/013 Contributor 1926  
Original Architect: Edward Musson-Sharpe, Original Owner: F. A. Brinkman  
Interior and rear alterations 1952

A two-story, wood-frame, stuccoed, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical front (south) facade, cylindrical tower with conical roof at the intersection of the wings, and a complex roof consisting of intersecting gabled and hipped sections. All portions of the roof are clad in red tile. Tall bushes somewhat obscure the first story. Details at the second story façade include a modillion course at the shallow eaves; a grouped window consisting of three pairs of semicircular-arched multi-lite casements above a wood balconette supported by brackets; two semicircular-arched leaded-glass windows separated by a twisted column with composite capital in the tower; decorative lattice wall vent; heavy-timber balconette covered by an extension of the main roof and supported by brackets; a pair of eight-lite casements behind the balconette; and an ornamental colored tile set in the wall. The parcel is located on a corner, and the second story of the side (east) façade is also visible and features: paired multi-lite casements with spindled shutters, and an ornamental, colored tile set in

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the wall. Related features include paved front walk with brick borders and diamonds; a two-track brick drive at the north side of the parcel leading to a freestanding garage at the rear of the property; and a tall hedge around the street-facing sides of the parcel. The 1952 alterations were completed within the period of significance.

518. 440 St. Francis Boulevard APN BL/Lot: 3103/001 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Builder: Moore & Madsen  
Original Owner: James T. Martin

A two-story-over-basement, wood-frame, Mediterranean Revival, single-family residence with stucco finish. It has a rectangular plan, a symmetrical front façade, and a gable roof. Details include Spanish tile roof; recessed, front-facing entry flanked by pilasters supporting a balcony with metal railing; recessed porch with arched lintel and columns directly above entry; two-story curved bays on front façade with copper spandrels and copper fish scale roofs; cornice with wood molding and modillions; and paired chimneys at east and west gable ends with central blind niches. Related features include corner lot; concrete and grass driveway at west side yard leading to attached, single-car garage; concrete path from sidewalk to entry steps.

519. 501 St. Francis Boulevard APN BL/Lot: 3074/010 Contributor 1950  
Original Architect: Theodore Starrett, Original Owner: Frank & Marjorie Heggblade  
Interior remodel by Crandall 1981, garage addition may be the same date

A two-story, wood-frame, Mediterranean Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with tile shingles, and is clad in stucco. Details include large casement windows; a covered front porch with hip roof and tile shingles; the front porch has brick steps and floor, painted brick columns, and a wood door with rectangular windows; a stuccoed chimney on the north elevation at the secondary visible facade; the secondary facade has casement windows and a corner balcony. Related features: There is a west side yard driveway leading to a detached garage; a terraced front yard contains brick steps and walkway leading to the front porch entry and breezeway between garage and house; stuccoed retaining walls and brick planters. Minimal alterations; garage addition to side does not impact original house.

520. 531 St. Francis Boulevard APN BL/Lot: 3074/008 Contributor 1928  
Original Architect: Bolles & Schroepfer, Original Owner: Mabel H. Horton

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a mix of gable and hip roofs with red tiles, and is clad in stucco. Details include The first story has a large arched window at the street, gabled facade; multi-pane windows at the farthest-recessed facade; a large arcaded front porch with arches and double columns; an ornamental wood front door; the second story has inset grouped multi-pane windows with a central engaged column at the middle facade; patterned fenestrations at street and middle facades; the second story contains a covered balcony with ornamental columns, railings, and French doors at the farthest-recessed facade; a stuccoed chimney on the west

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elevation; the east elevation is the secondary visible facade and it contains inset windows, an attached round tower with a balconette on the second story. Related features: a west side yard driveway leading to an attached basement garage; a gently sloping front yard contains stuccoed and brick retaining walls and a flag stone walkway leading to the brick front patio. Minimal alterations.

521. 600 St. Francis Boulevard APN BL/Lot: 3105/011 Contributor 1928  
Original Architect: Unknown, Original Builder: Victor Guyot, Original Owner: Nora Galvin

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has an irregular plan, an asymmetrical front facade, and a gable roof. Details include Spanish tile roof; recessed, front-facing entry with arched entryway and flanked by turned, cast plaster columns and elaborate, churrigueresque and scored block surround; row of three arched windows with fixed glazing and metal balconettes on first floor; row of three small casement windows with diamond-shaped leaded glass centered over entry; limited half-timbering on one second story exterior wall; projecting second story with arches and brackets beneath; wood shutters with geometric patterns on second floor windows; two-story, turreted tower with conical roof on west side; and second story balcony on west side with wood brackets and wood balustrade. Related features include sloping front yard with concrete driveway from street to integrated, single-car garage at basement level on west side, including flared concrete retaining walls; stone path from sidewalk to tiled entry steps; concrete wall with Spanish tile cap and wrought iron fence on east side.

522. 601 St. Francis Boulevard APN BL/Lot: 3075/006 Contributor 1918  
Original Architect: Charles F. Strothoff, Original Owner: Mary Pitcairn  
Alteration by Topping 1962, addition by Wolfer 1972

A mix of one- and two-story, wood-frame, Mediterranean Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include soffit brackets; arched windows with a continuous balconette on the second story at the two-story facade; French doors with a balconette on the first story at the two-story facade; arched windows on the second story at the visible two-story side and recessed facades; large windows at the first-story facades including a bay section; a covered side porch with an arched entry leading to the main door at the secondary facade; the porch has brick steps and floor; decorative stuccoed chimneys visible from the south elevation; the secondary facade has arched windows on the second story, a large bay window on the first story, and the porch with large arched openings. Related features: an east side yard driveway leading to a detached garage; a gently sloping front yard contains curved brick steps and walkway leading to the porch entry; a brick walkway leading to a metal gate; a brick retaining wall at the secondary facade. This house has always had a one-story volume at the east side of the St. Francis facade and two-story a two-story volume at the west. The one- and two-story volume at the San Buenaventura side represents a series of additions and alterations. The entry porch was somewhat modified in 1962, otherwise the house has been minimally altered at the front St. Francis Boulevard facade.

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523. 625 St. Francis Boulevard APN BL/Lot: 3075/005 Contributor 1926  
Original Architect: S. A. Born, Original Owner: William & Vida Ray

A two-story, wood-frame, Italian Renaissance Revival, single-family residence with a single-story attachment. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include arched multi-pane windows with balconettes on the first story; grouped multi-pane windows on the second story with engaged columns; a projecting covered front porch with brick steps, decorative side fenestrations, decorative engaged columns flanking the porch entry, and a balcony above; small arched windows above the front porch on the second story; a fulllite ornamental front door with large sidelites; the octagonal, single-story attachment has multi-pane windows with inset arches above; a decorative chimney on the south elevation; a decorative stuccoed chimney is visible from the east elevation at the secondary facade; the secondary facade has multi-pane windows on the second story and arched multi-pane windows, a single-pane rectangular window, and a roofed bay window on the first story. Related features: a gently sloping front yard contains concrete block retaining walls, and brick steps and walkway leading to the front porch; a north side yard driveway leading to a detached garage at the secondary facade. Minimally altered.

524. 630 St. Francis Boulevard APN BL/Lot: 3105/001 Contributor 1928  
Original Architect: Masten & Hurd, Original Owner: Joseph R. & Edna G. Bearwald  
Interior remodel by Hildegard A. Richardson 1983

A two-story-over-basement, wood-frame, Spanish Colonial Revival, single-family residence with stucco finish. It has a rectangular plan, an asymmetrical front facade, and a gable roof. Details include Spanish tile roof; recessed, front-facing entry with arched entryway and paneled front door with sidelights; second floor bay supported by wood brackets centered over entry, with sliding wood Moorish screens and leaded multi-pane windows; arched, leaded multi-pane window on north side; second floor balcony on northeast corner with stucco corner column and carved wood lintel; wood shutters on second floor windows with geometric details; exterior, stucco-clad chimney at east gable end; and projecting second floor on west side supported by wood brackets. Related features include corner lot; stone path from sidewalk to entry; concrete driveway at west side yard leading to attached two-car garage with Spanish tile roof and carved wood lintel; stucco wall with wrought iron gate and Spanish tile roof on west side. Minimal exterior alterations.

### **Terrace Drive**

525. 10 Terrace Drive APN BL/Lot: 3072A/035 Noncontributor 1964  
Original Architect: Twin Peaks Development, Original Owner: Aileen Etherton

A one-story, wood-frame, Minimal Traditional, single-family residence. It has an irregular plan, a symmetrical street facade with narrow, recessed facades, a hip roof with red asphalt shingles, and is clad in stucco, with stone veneer at the basement level in the front. Details include the street facade has two large multi-pane windows and a centered stuccoed chimney; a wooden

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front door at a recessed facade; the secondary facade has large arched and rectangular windows at recessed facades, and a small multi-pane window with wood shutters and a four-lite window with a balconette at the street facade above a basement entry and garage doors. Related features: a flat front yard contains tile steps and a concrete walkway leading to the front entry; the secondary facade has wood fencing with a door and a driveway leading to a basement garage. This property was built after the period of significance and is not a contributor.

526. 15 Terrace Drive APN BL/Lot 2989A/032 Contributor 1921  
Original Architect: Morrow & Garren, Original Owner: Kathryn Day Ritchie

A one-story, wood-frame, Italian Renaissance Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, a symmetrical facade, and a compound hip and gable roof. Features include the main entrance, located on the right (east) elevation. The entrance, obscured behind a small tree, is sheltered within a small porch. The primary facade consists of a shallow, six-sided bay window articulated by divided-lite wood casement windows with transoms. The corners of the facade are embellished with stucco quoins. The enclosed eaves are defined by a dentil molding and a metal gutter and the roof is clad in red clay tiles. Visible at the center of the roof is a stuccoed chimney. Related features include a hip-roofed, detached garage at the rear of the property that is shared with 25 Terrace Drive. The property also has small front and rear gardens, as well as a large side yard that was once the site of a house until it was demolished or relocated as part of the widening of Portola Drive in the early 1950s. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

527. 20 Terrace Drive APN BL/Lot 3072A/036 Noncontributor 1967  
Original Architect: John E. Baumann, Original Owner: James & Mary Burns

A one-story, wood-frame, Contemporary, single-family residence. It has a rectangular plan, an asymmetrical facade, a hip roof with asphalt shingles. The main house is clad in board and batten siding and there is stone veneer at the basement level. Details include large three-lite windows on the first story; a wide garage door and a gated entry at the basement level; an internal stuccoed chimney visible from the street elevation. Related features: a driveway leading to a basement garage; a flat front yard contains a concrete walkway leading to the front entry. This property was built after the period of significance and it is not a contributor.

528. 25 Terrace Drive APN BL/Lot 2989A/016 Contributor 1921  
Original Architect: Morrow & Garren, Original Owner: Rudolph & Mable Schrader  
Some windows replaced 2005

A two-story, wood-frame, Craftsman single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical facade, and a compound hip roof. Features include the main entrance in the left bay. Reached by a short concrete stair, the entrance, which retains its original paneled wood door, is recessed within a niche with gently chamfered sides. The entrance is capped by a shallow "eyebrow" molding. To the right of the entrance is a large window composed of four divided-lite casements with transoms above. The second-floor level features a

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pair of double-hung windows with a lite profile of six-over-six. The unenclosed eaves are defined by a narrow wood cornice and a metal gutter and the roof is clad in composition shingles. The roof gable is clipped, and it also features an eyebrow molding above the windows. Related features include a hip-roofed, detached garage at the rear of the property that is shared with 15 Terrace Drive, as well as a front garden. With the exception of some window replacement with vinyl counterparts in their original locations, this house has received few exterior alterations.

529. 30 Terrace Drive APN BL/Lot: 3072A/037 Contributor 1927  
Original Architect: Unknown, Original Owner: Unknown  
Interior remodel by Werner & Sullivan 1989

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a half-hip roof with red tiles, and is clad in stucco. Details include the street facade has a large horizontal window on the first story and a multi-pane window with shutters and a windowbox on the second story; a narrow, recessed facade is the side of a two-story bay window attached to the east side elevation with half-timbering; a far-recessed facade contains a multi-pane window on the second story above the front entry; the front entry has a roofed porch and a wooden front door; a decorative chimney at the west elevation. Related features: a gently sloping front yard contains a tile walkway, brick steps, and a tile front patio leading to the front entry; brick planters; a west side yard driveway leading to a detached garage. Minimal exterior alterations.

530. 33 Terrace Drive APN BL/Lot 2989A/015 Contributor 1919  
Original Architect: Gertrude Comfort, Original Owner: Herbert Suhr

A two-story, wood-frame, Craftsman single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a gable roof with a curved dormer. Features include the main entrance, located on the right (east) elevation. The entrance is sheltered beneath a Japanese-inspired hood supported by a pair of large brackets. Above the entrance, on the east elevation, is a low, sprawling dormer with a curved roof – again displaying Japanese influences. The primary façade is almost entirely obscured behind mature trees and shrubs. The unenclosed eaves are defined by a wood raking cornice. Visible to the left is a brick chimney with curved chimney caps. Related features include a hip-roofed, detached garage at the rear of the property shared with 39 Terrace Drive, as well as a front garden. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

531. 39 Terrace Drive APN BL/Lot 2989A/014 Noncontributor 1919  
Original Architect: Gertrude Comfort, Original Owner: C. J. Sauter  
Alteration by F.E. Lloyd 1951, extensive remodel 2001

A two-story, wood-frame, Postmodern single-family dwelling finished in smooth stucco and decorative half-timbering. It has a rectangular plan, an asymmetrical façade, and a compound gable roof with several gable-roofed dormers. The house appears to have been substantially

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expanded/rebuilt in the 1990s. Features include the original entrance in the recessed left bay. Accessed by a brick stair, the entrance is sheltered within a porch supported by square posts and surmounted by a balcony with incised wood balusters. The rest of the exterior appears to be new construction, including the large bay window on the primary façade. The enclosed eaves are defined by raking cornices and the steeply pitched roof is clad in composition shingles. A tall, stuccoed chimney is visible at the ridge beam. Related features include a hip-roofed, detached garage at the rear of the property shared with 33 Terrace Drive, as well as a front garden. Although conceptually designed to fit into the neighborhood, the heavily remodeled dwelling does not contribute to the historic district.

532. 40 Terrace Drive APN BL/Lot: 3072A/019 Contributor 1916  
Original Architect: Henry H. Gutterson, Original Owner: Martha Hadley

A mix of one- and two-story, wood-frame, Craftsman, single-family residence. It has an irregular plan, asymmetrical facade, a gable roof with red asphalt shingles and exposed beams and is clad in stucco. Details include the street facade is a one-story gable roofed portion with wrap-around corner windows with trim; a centered brick and stuccoed chimney at the street facade; recessed one-story facades with a multi-pane window on the east side and a front entry on the west side; an arched wooden front door; a recessed, second-story facade with multi-pane windows and a centered circular window; a concrete front porch; an internal stuccoed chimney visible from the street elevation. Related features: a gently sloping front yard contains a concrete walkway and steps leading to the front entry; an east side yard shared driveway leading to a detached garage.

533. 45 Terrace Drive APN BL/Lot 2989A/013 Contributor 1951  
Original Architect: Harold C. Dow, Original Builder: Arthur G. Heglin  
Original Owner: Helen & Spencer Leve

A one-story, wood-frame, Minimal Traditional single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a hip roof. Features include the main entrance, which is located on the right (east) elevation, is not visible from the street. The basement level of the primary façade is clad in red brick, with an integral garage at the left. The first-floor level features a tripartite vinyl slider window in the left bay and a shallow bay window in the right bay, which contains a fixed vinyl window and two double-hung vinyl windows with a lite pattern of one-over-one. The enclosed eaves are defined by a narrow wood cornice and a metal gutter and the roof is clad in composition shingles. There is a stuccoed chimney on the right side of the house. Related features include the front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations apart from the replacement of the original windows with vinyl counterparts Ca. 2000.

534. 50 Terrace Drive APN BL/Lot: 3072A/020 Contributor 1916  
Original Architect: Henry H. Gutterson, Original Owner: Charlotte Jones

A mix of one- and two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, a symmetrical façade, a gable roof with asphalt shingles, and is clad in

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stucco. Details include the street facade is a one-story gable roofed portion with a large centered arched window; recessed one-story facades with a multi-pane window on the west side and a front entry on the east side; an arched wooden front door; a recessed, second-story facade with multi-pane windows and a centered set of square windows. Related features: a flat front yard contains a paver walkway and concrete steps leading to the front entry; concrete planters; a west side yard shared driveway leading to a detached garage.

535. 55 Terrace Drive APN BL/Lot 2989A/012 Contributor 1924  
Original Architect: J. R. Miller & T. L. Pflueger, Original Owner: Paul & Alma Pflueger

A three-story, wood-frame, Spanish Colonial Revival single-family dwelling finished in smooth stucco. It has a rectangular plan, an asymmetrical façade, and a compound gable, hip, and flat roof. Features include the main entrance, which is located on the right (east) elevation and is not visible from the street. The primary façade consists of a recessed bay to the left with a garage at the first-floor level and a tripartite wood window at the second-floor level. The right bay consists of a gable-roofed pavilion with a bay window. At the first-floor level, the bay window has three double-hung wood windows with a lite pattern of six-over-one. At the second-floor level, there is a pair of French doors that open onto an ornate balcony in the central facet of the bay window. The flanking facets consist of pairs of divided-lite wood casement windows. The bay window is capped by an ornate cartouche and a pent roof clad in red clay tiles. The enclosed eaves are defined by a narrow wood cornice and the roof is clad in red clay tiles. Visible to the right is a stuccoed chimney capped by a tiled flue cap. Related features include the front and rear gardens. This property, which appears to be in good condition, has a vertical addition at the rear, although it is not substantially visible from the street. Otherwise, it has not undergone any substantial exterior alterations.

536. 60 Terrace Drive APN BL/Lot: 3072A/026 Contributor 1916  
Original Architect: Henry H. Gutterson, Original Owner: J. J. O'Connor  
Rear and second-story additions 1968, 1996, and 1999

A two-story, wood-frame, Craftsman, single-family residence. It has an irregular plan, asymmetrical facades, a mix of gable and hip roofs with asphalt shingles and exposed beams, and is clad in stucco. Details include the street facade is a one-story gable roofed portion with grouped windows with decorative trim; a recessed second-story facade with grouped windows with decorative trim; a far-recessed facade that is gable roofed with small windows; a dormer bay window and the front entry are on the west elevation; an internal chimney visible from the street elevation. Related features: a flat front yard contains a paver walkway and steps leading to a wooden fenced patio; an east side yard driveway leading to a detached garage. This house has been incrementally added on to at the rear, and the main façade remains as it was originally built.

537. 65 Terrace Drive APN BL/Lot 2989A/011 Contributor 1925  
Original Architect: Theodore W. Lenzen, Original Owner: Kate Lenzen  
Rear addition by William E. Cullen 1987

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A two-story, wood-frame, Colonial Revival single-family dwelling clad in lap siding. It has an L-shaped plan, a symmetrical façade, and a compound gable roof. Features include the main entrance, which is located at the center of the primary façade. The main entrance, which is sheltered within an integral porch capped by a pedimented gable, retains its original paneled wood door. The entrance is flanked to either side by two double-hung wood windows with a lite pattern of six-over-six. At the second-floor level is a pair of gable-roofed dormers containing nine-lite casements windows. The enclosed eaves are defined by a narrow wooden cornice with pediment returns and the roof is clad in composition shingles. Related features include a flat-roofed, detached garage at the rear of the property, a lush front garden bounded by a brick retaining wall with a brick stair at the center, and a rear garden. This property, which appears to be in good condition, has not undergone any substantial exterior alterations. The 1987 rear addition did not impact the front, Colonial Revival façade.

538. 66 Terrace Drive APN BL/Lot: 3072A/027 Noncontributor 1957  
Original Architect: Unknown, Original Builder: A. G. Heglin, Original Owner: Harry & Blanche Parkman

A one-story, wood-frame, Minimal Traditional, single-family residence. It has a rectangular plan, a symmetrical street facade with a narrow, recessed facade, a hip roof with asphalt shingles, and is clad in stucco and wood lap siding in the front. Details include the street facade has a large three-lite window with wood shutters and a balconette; two garage doors at the basement level; a covered porch at a recessed facade; a front door on the east elevation; a stuccoed chimney at the west elevation. Related features: a concrete walkway and brick steps leading to the front entry; brick planters; a centered driveway leading to a basement garage. This property was built after the period of significance and is not a contributor.

539. 70 Terrace Drive APN BL/Lot: 3072A/023 Contributor 1922  
Original Architect: John K. Ballantine, Original Owner: R. D. Hickman  
One-story addition at side by Okazaki, undated

A two-story, wood-frame, single-family residence with a single-story attachment. It has an irregular plan, an asymmetrical façade, a gable roof with asphalt shingles, and is clad in stucco. Details include the main gable has a casement window with trim on the second story, a window with a triangular top above the front entry that is part of an enclosed porch, and a small casement window with triangular trim on the first story; a recessed front porch with slender decorative columns at the entry; a one-story portion with a casement window; a stuccoed chimney at the street facade. Related features: an east side yard driveway leading to a detached garage; a gently sloping front yard contains brick steps and walkway leading to the front entry. Addition at side does not detract from the original house.

540. 76 Terrace Drive APN BL/Lot: 3072A/024 Contributor 1922  
Original Architect: Julius Berge, Original Owner: H. N. & May Thomas

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A two-story, wood-frame, single-family residence. It has an irregular plan, an asymmetrical facade, a half-hip roof with asphalt shingles, and is clad in stucco. Details include a centered, slightly-projecting portion with a four-lite casement window on the second story, small windows on the first story, and a centered front door with sidelites; a one-story portion with grouped windows and a shed dormer; a slightly recessed portion with a three-lite casement window on the first story and grouped windows on the second story; a stuccoed chimney at the street elevation. Related features: a gently sloping front yard contains brick steps and walkway leading to the front entry; a brick front porch; an east side yard shared driveway leading to a detached garage.

541. 80 Terrace Drive APN BL/Lot: 3072A/025 Contributor 1920  
Original Architect: B. K. Dobkowitz, Original Owner: H. H. Behrens  
Interior remodel by Cintel 1982

A two-story, wood-frame, Cottage style, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include two casement windows with wood shutters on the second story; a five-lite casement window with wood shutters on the first story; a recessed front porch and a wooden front door; a stuccoed chimney at the east elevation. Related features: a gently sloping front yard contains concrete steps and walkway leading to the front entry; a west side yard shared driveway leading to a detached garage. No significant exterior alterations.

542. 101 Terrace Drive APN BL/Lot: 3076/027 Contributor 1924  
Original Architect: Henry H. Gutterson, Original Owner: William & Elsa Hougaard  
Interior remodel 1996

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include multi-pane windows with trim on the first story; multi-pane windows on the second story; a shed roofed front porch with columns; a wooden front door with sidelites; an integral garage door flanked by columns; a secondary facade on the west side contains multi-pane windows, grouped windows with decorative trim, and French windows with decorative trim and a balconette; a stuccoed chimney at the south elevation and visible internal chimneys. Related features: a terraced front yard contains paver steps leading to the front entry; a driveway leading to an original integral garage. This house has had the same footprint since the 1928 Sanborn including the garage. The house has been minimally altered at the exterior street façades.

543. 111 Terrace Drive APN BL/Lot: 3076/060 Noncontributor 1990  
Original Architect: William Arno Werner, Original Owner: Unknown

This two-story, stucco-clad house was built in 1990. It has an overall Spanish feel to its architecture with a curved entry stair and red tile roof. This property was built after the period of significance and is not a contributor.

544. 115 Terrace Drive APN BL/Lot: 3076/061 Contributor 1920

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Original Architect: Henry H. Gutterson, Original Owner: H. Lee Piersol  
Alterations by Gutterson 1932 and 1941, interior remodel 2001

A one-and-one-half-story, wood-frame, Craftsman/Swiss influence, single-family residence. It has a rectangular plan, an asymmetrical facade, a half-hip roof with asphalt shingles, and is clad in stucco. Details include French doors with sidelites that open onto a garage rooftop terrace; a slightly projecting single-story portion with a roofed box bay window; a three-lite window on the second story; a recessed front porch; an arched front door; an arched garage door at the basement level; a stuccoed internal chimney. Related features: a terraced front yard contains brick steps leading to the front entry; a driveway leading to an integral garage. The alterations by Gutterson to his original design occurred within the period of significance. The 2001 changes were at the interior. No significant exterior alterations.

545. 119 Terrace Drive APN BL/Lot: 3076/060 Contributor 1926  
Original Builder: Haley Brothers, Original Owner: Virgil Haley

A two-story, wood-frame, Tudor/English Cottage altered, single-family residence constructed for the builder's own family. It has an irregular plan, an asymmetrical facade, a half-hip roof with asphalt shingles, and is clad in stucco. Details include a roofed bay window on the first story; multi-pane windows on the second story; a slightly recessed portion with a large three-lite window on the first story and a dormer with two small windows; a recessed front porch with an arched porch entry; stuccoed internal chimneys. Related features: a terraced front yard contains concrete steps leading to the front entry; a driveway leading to an integral garage at the basement level.

546. 121 Terrace Drive APN BL/Lot: 3076/059 Contributor 1932  
Original Architect: Alben Froberg, Original Owner: Arthur & Else Semsen

A two-story, wood-frame, French Eclectic, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include the main gable has wood lap siding at the gable end; a multi-pane window with wood shutters and a small multi-pane window on the first story; a multi-pane window with wood shutters on the second story; a small arched gable end window; an integral basement garage door; an arched front door located at a narrow, recessed portion; a brick internal chimney visible from the street elevation. Related features: a terraced front yard contains brick steps leading to the front entry; a driveway leading to an integral garage at the basement level.

547. 125 Terrace Drive APN BL/Lot: 3076/058 Contributor 1927  
Original Architect: Masten & Hurd, Original Owner: Adolf Klein  
Rear addition by Kent & Haas 1936

A one-and one-half-story, wood-frame, French Eclectic, single-family residence. It has an irregular plan, a symmetrical street facade with a narrow, recessed facade, a hip roof with red slate shingles, and is clad in stucco. Details include the street facade's roof is half-hipped; French

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doors with balconettes and wood shutters on the first story; a multi-pane window with wood shutters on the second story; the narrow, recessed facade has French windows on the first story, a small window on the second story, and a garage entry at the basement level; stuccoed internal chimneys. Related features: a terraced front yard; a driveway leading to an integral garage at the basement level. The rear addition to this house was completed within the period of significance.

548. 129 Terrace Drive APN BL/Lot: 3076/057 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Ransom & Beulah Hickman

A two-story, wood-frame, Colonial Revival, single-family residence. It has a rectangular plan, an asymmetrical front facade, a mix of hip and gable roofs with asphalt shingles and is clad in stucco. Details include multi-pane windows with wood shutters; a projecting one-story gable roofed portion that has a multi-pane window with wood shutters, a wrap-around balconette, and a gable end vent; a basement-level garage door below the gable roofed portion; a wooden front door with a fanlite above and arched trim; a stuccoed chimney at the west elevation and an internal chimney. Related features: a terraced front yard contains paver steps leading to the front entry; stone planters; a driveway leading to an integral garage at the basement level.

549. 135 Terrace Drive APN BL/Lot: 3076/056 Contributor 1926  
Original Architect: Binder & Curtis, Original Owner: J. Walter & Frederica Jones

A two-story, wood-frame, Classical Revival, single-family residence. It has an irregular plan, a symmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include eight multi-pane windows with wood shutters; a small, centered window with wood shutters on the second story; a centered, recessed front porch with an arched porch entry; a balustraded front terrace; a stuccoed chimney at the west elevation. Related features: a terraced front yard contains stucco walled brick stairs leading to the front entry; brick planters; a driveway leading to an integral garage at the basement level.

550. 141 Terrace Drive APN BL/Lot: 3076/055 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Herbert Witt  
Rear addition by Michael Cannell 1963

A two-story, wood-frame, Classical Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include a large multi-pane window on the first story; multi-pane windows with wood shutters on the second story; a slightly projecting gable roofed portion with multi-pane windows with wood shutters and a gable end vent; a recessed front door with classical trim; a stuccoed internal chimney visible from the street elevation. Related features: a terraced front yard contains paver steps leading to the front entry; a driveway leading to an integral garage at the basement level. With the exception of what appears to be a later garage insertion, this house has had minimal alterations at the front façade.

551. 145 Terrace Drive APN BL/Lot: 3076/053 Contributor 1926

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Original Architect: Masten & Hurd, Original Owner: David & Rachel Barron

A two-story, wood-frame, English Cottage, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with red slate shingles, and is clad in stucco. Details include a three-lite window on the first story; two wall dormers; a slightly projecting gable roofed portion with a large three-lite window; a recessed front door; a stuccoed chimney at the west elevation. Related features: a terraced front yard contains a stone walkway and brick steps leading to the front entry; an east side yard shared driveway leading to a detached garage.

552. 149 Terrace Drive APN BL/Lot: 3076/052 Contributor 1927  
Original Architect: Masten & Hurd, Original Owner: Pierre & Edna Van Winkle  
Remodel and rear addition Charles Blozies, undated

A two-story, wood-frame, English Cottage, single-family residence. It has an irregular plan, an asymmetrical facade, a mix of half-hip and gable roofs with red slate shingles and is clad in stucco. Details include a slightly projecting half-hip roofed portion; large three-lite windows on the first story; a three-lite window on the second story; two wall dormers; a shed-roofed front entry; a recessed front door. Related features: a terraced front yard contains concrete steps leading to the front entry and a terrace balcony; a west side yard shared driveway leading to a detached garage. Minimal street façade alterations.

553. 153 Terrace Drive APN BL/Lot: 3076/051 Contributor 1925  
Original Architect: Masten & Hurd, Original Owner: Adella Schloss  
Addition by Julia Morgan 1937

A two-story, wood-frame, Dutch Colonial, single-family residence. It has an irregular plan, an asymmetrical facade, a mix of hip and gable roofs with asphalt shingles and is clad in stucco. Details include a bay window on the first story; a three-lite window on the second story; a centered and slightly projecting gable roofed portion with half-timbering at the gable end, a decorative bargeboard, a multi-pane window with a window box on the second story, and the front entry on the first story; a projecting gable roofed portion with a decorative bargeboard, a gable end window, and a three-lite window with trim on the second story, and a three-lite window with a window box on the first story; a recessed arched front door; a brick and stuccoed chimney at the west elevation. Related features: a terraced front yard contains concrete steps leading to the front entry; a driveway leading to an integral garage at the basement level. Addition by Julia Morgan in 1937 was completed within the period of significance.

554. 155 Terrace Drive APN BL/Lot: 3076/050 Noncontributor 2009  
Original Architect: Walters Architects, Original Owner: Unknown

This two-story, stucco-clad house was built in 2009. It has an overall Tudor or English Gothic feel to its architecture with a steep entry stair, half-timbering, stucco finish and gabled roof. This property was built after the period of significance and is not a contributor.

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555. 165 Terrace Drive APN BL/Lot: 3076/048 Contributor 1936  
Original Architect: Warren Charles Perry, Original Owner: James & Beulah Allen  
Rear addition 1945

A two-story, wood-frame, Shingle style, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in wood shingles. Details include a large five-lite window on the first story; an off-centered three-lite window on the second story; a small window on the gable end; a basement level garage door; the front entry is at the west elevation and the front door faces west; a wood shingled chimney at the west elevation. Related features: a terraced front yard contains concrete steps and walkway leading to the front entry; a driveway leading to an integral garage at the basement level. Rear addition in 1945 was built during period of significance.

556. 171 Terrace Drive APN BL/Lot: 3076/003A Noncontributor 1962  
Original Architect: Edward Hegeman, Original Owner: Leroy & Belle Hersh

This Contemporary style home has a stacked feel to its overall design. It rises two stories above a centered garage, with large expanses of windows and low gable roofs. This property was built after the period of significance and is not a contributor.

### **Yerba Buena Avenue**

557. 11 Yerba Buena Ave APN BL/Lot 3076A/016 Contributor 1936  
Original Architect: Lawrence A. Kruse, Original Owner: Hans & Helen Van Geldern  
Addition by Kruse 1939

A two-story, wood-frame, Dutch Colonial Revival single-family dwelling clad in lap siding. It has an L-shaped plan, a symmetrical façade, and a gambrel roof. Features include the main entrance, which is located at the center of the primary façade. The main entrance, which is sheltered beneath a portico consisting of a curved roof supported by delicate open-weave columns, retains its original paneled wood door with sidelights and a transom. The main entrance is flanked by pairs of double-hung wood windows with a lite pattern of six-over-six. At the second-floor level, there are three gable-roofed dormers featuring identical windows. All windows on the primary façade have louvered wood shutters. A recessed bay to the right contains a tripartite window featuring divided-lite wood casements at the first-floor level and a pair of smaller casements at the second-floor level. The enclosed eaves are defined by a wood cornice and a painted metal gutter and the roof is clad in composition shingles. A stuccoed chimney is visible at the left. Related features include a gable-roofed, detached garage at the rear of the property, a lushly planted front garden with a brick retaining wall and stair, and a rear patio. The garage is accessed by a paved driveway along the east side of the property. The 1939 addition was by the original architect within the period of significance. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

558. 15 Yerba Buena Ave APN BL/Lot 3076A/015 Contributor 1921

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Original Architect: T. Patterson Ross, Original Owner: Francis & Alice Smith

A two-story, wood-frame, Italian Renaissance Revival single-family dwelling finished in smooth stucco. It has a square plan, a symmetrical façade, and a hip roof. Features include the primary entrance which is located on the right (east) elevation and is not visible from the street. The first-floor level of the primary façade consists of three pairs of French doors that open onto wrought-iron balconies. The French doors are flanked by louvered wood shutters and surmounted by lunette-shaped panels with cartouches at the center. Fenestration at the second-floor level consists of three double-hung wood windows with a lite pattern of six-over-one. The unenclosed eaves are defined by a simple wood cornice and the roof is clad in composition shingles. A stuccoed chimney is visible to the right. Related features include a hip-roofed garage at the rear of the property, which is accessed by a paved driveway to the right of the house, as well as large front, side, and rear gardens. The front garden and the driveway are enclosed within a low brick retaining wall. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

559. 20 Yerba Buena Ave      APN BL/Lot: 3076/032      Contributor      1928  
Original Architect: Charles F. Strothoff, Original Owner: Anna Casperson

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include the street facade has an arched picture window on the first story, a multi-pane window on the second story, and a two-story, bay-windowed tower portion; a side facade with multi-pane windows; a recessed facade with a small window and a two-story, bay-windowed tower portion; the front entry is diagonally situated between the side and recessed facades and has a roofed portico with decorative columns; a full-lite front door with sidelites. Related features: a gently sloping front yard contains a brick walkway leading to the front entry; a west side yard driveway.

560. 21 Yerba Buena Ave      BL/Lot 3076A/014      Contributor      1927  
Original Architect: Erle J. Osborne, Original Owner: Edmund & Catherine Bergerot

A two-story, wood-frame, Norman Revival, single-family dwelling finished in smooth stucco. It has a roughly H-shaped plan, an asymmetrical façade, and a compound hip and gable roof. Features include the main entrance, which is located at the center of the primary façade. The main entrance, which is sheltered within a small porch with an arched portal, retains its original paneled wood door. To the right of the entrance is a small art glass window. Above it, are two small casement windows. The left bay features a garage at the basement level and divided-lite casement windows at the first and second-floor levels. The right bay is encompassed within a gable-roofed wing which projects out from the main body of the house. It features a bay window at the first-floor level and a tripartite window at the second-floor level with operable casements. The bay window has a divided-lite wood window in the central facet and casements in the side facets. The enclosed eaves are defined by a stucco molding and a painted metal gutter and the roof is clad in composition shingles. Related features include a large front garden enclosed within a brick retaining wall with a brick stair leading to the main entrance, and a rear garden.

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This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

561. 24 Yerba Buena Ave APN BL/Lot: 3076/033 Contributor 1926  
Original Architect: William G. Merchant, Original Owner: William & Alexandra Merchant

A two-story, wood-frame, Tudor, single-family residence with a single-story attachment designed by the architect for his own family. It has an irregular plan, asymmetrical facades, a mix of steeply pitched gable and hip roofs with asphalt shingles and is clad in stucco with half-timbering. Details include the street facade is a single-story gable roofed portion with two sets of French doors and a gable end vent; a side facade with a bay window; a recessed facade with small windows; the front entry is part of a tower portion situated between the side and recessed façades with windows on the second story; a recessed arched front door; stuccoed internal chimneys. Related features: a gently sloping front yard contains a paver walkway leading to the front entry; a west side yard driveway.

562. 30 Yerba Buena Ave APN BL/Lot: 3076/034 Contributor 1950  
Original Architect: Theodore Starrett, Original Owner: Roy & Cecilia Kimberlin

A mix of one- and two-story, wood-frame, Minimal Traditional, single-family residence. It has a rectangular plan, asymmetrical facades, a hip roof with asphalt shingles, and is clad in stucco and wood siding. Details include the street facade has a projecting single-story portion with a picture window and a window with wood shutters on the second story; a recessed facade has a single-story portion with a three-lite picture window and a basement garage door below; a covered front porch; a stuccoed chimney at the west elevation and an internal chimney. Related features: a gently sloping front yard contains a concrete walkway and brick steps leading to the front entry; a driveway leading to an integral garage at the basement level.

563. 31 Yerba Buena Ave APN BL/Lot 3076A/013 Contributor 1919  
Original Architect: Henry H. Gutterson, Original Owner: Elmer Stratton  
Remodel 1955, alteration by Okazaki 1986

A two-story, wood-frame, Mediterranean single-family dwelling finished in smooth stucco and wood paneling. It has a T-shaped plan, an asymmetrical façade, and a compound gable roof. Features included the main entrance which is located on the right (east) elevation facing a patio surrounded by a balustrade. The entrance itself is not visible from the street. The primary façade, which is partially obscured by trees and shrubs, consists of a gable-roofed wing at the center that is flanked by two recessed bays. The central section features a two-story bay window clad in wood paneling and articulated by tripartite windows at the first and second-floor levels. The windows have fixed center lites and operable casements at the sides. The bay window is capped by a pent roof clad in red clay tiles. The left and right bays contain double-hung wood windows at the first and second-floor levels. The unenclosed eaves are supported by exposed rafters and purlins with notched ends and the roof is clad in red clay tiles. Related features include a gable-roofed, detached garage at the rear of the property, which is accessed by a driveway at the right.

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Other features include a lushly landscaped front garden and a paved patio in the rear. The alterations appear to have occurred at the sides; the front façade retains its original features.

564. 34 Yerba Buena Ave APN BL/Lot: 3076/035 Contributor 1923  
Original Builder: Christiansen Brothers, Original Owner: Hans & Violet Brett  
Addition by Irvin Goldstine 1954, interior remodel 1988

A two-story, wood-frame, Mediterranean, single-family residence. It has a rectangular plan, a symmetrical facade, a hip roof with asphalt shingles, and is clad in stucco. Details include windows with transoms on the first story; multi-pane windows on the second story; a centered and slightly projecting portion with two multi-pane windows and a window box on the second story and the front entry on the first story; a front porch with arched openings and entry; a stuccoed chimney at the west elevation and an internal chimney. Related features: a gently sloping front yard contains a concrete walkway leading to the front entry; a driveway leading to an integral garage at the basement level. The addition was constructed within the period of significance; no other significant exterior alterations.

565. 35 Yerba Buena Ave APN BL/Lot 3076A/012 Contributor 1919  
Original Architect: Henry H. Gutterson, Original Owner: Mr. & Mrs. H. K. Brainerd  
First interior remodel by Duxbury 1986, second interior remodel by Ng 1993

A two-story, wood-frame, Dutch Colonial Revival single-family dwelling clad in painted wood shingles. It has an L-shaped plan, a symmetrical façade, and a gambrel roof with a dormer facing the west. Features include the main entrance, which is located on the left (west) façade and is not entirely visible from the street. The entrance, which is sheltered within an arched portal, retains its original paneled wood door. The primary façade is articulated by a pair of double-hung windows with a lite pattern of six-over-one and wood shutters at the first-floor level, and two pairs of double-hung windows at the second-floor level. The primary façade is divided into two sections by a brick chimney. The other visible parts of the exterior are articulated by a symmetrical fenestration pattern of double-hung windows. The unenclosed eaves are defined by a narrow wood raking cornice and the roof is clad in composition shingles. Related features include a gable-roofed, freestanding garage at the rear of the property, as well as front and rear gardens. This property, which appears to be in good condition, has not undergone any substantial exterior alterations.

566. 44 Yerba Buena Ave APN BL/Lot: 3076/063 Contributor 1925  
Original Architect: B. Cooper Corbett, Original Owner: Charles & Waunetta Gordon

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, a symmetrical street facade, a gable roof with red tiles, and is clad in stucco. Details include multi-pane windows; a single-story bay-windowed portion that is centered and projecting and has arched windows; a far recessed one-story portion visible from the street; the front entry is at the west elevation with an arcaded porch; a stuccoed internal chimney visible from the street

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elevation. Related features: a sloping front yard contains a concrete walkway leading to the front entry patio; an east side yard driveway.

567. 45 Yerba Buena Ave BL/Lot 3076A/010 Contributor 1918  
Original Architect: Covell & Covell, Original Owner: Ferdinand & Adele Wolfson  
Alteration by Joseph Stewart 1921, remodel by A.C. Hamerton 1923

A two-story, wood-frame, Italian Renaissance Revival single-family dwelling finished in smooth stucco. It has an L-shaped plan, a symmetrical façade, and a compound hip roof. Features include the main entrance, which is located on the left (west) façade. The entrance, which is sheltered within an arched portal, retains its original paneled wood door. The primary façade, at the first-floor level, consists of two pairs of French doors that open onto wrought-iron balconies. These French doors are capped by lunette-shaped panels containing cartouches. The second-floor level features three pairs of divided-lite casement windows. Plaster quoins define the corners of the primary façade, as well as the recessed left bay, which contains large divided-lite wood windows at the first and second-floor levels. The unenclosed eaves consist of a broad wood cornice and a painted metal gutter and the roof is clad in composition shingles. Related features include a hip-roofed garage at the rear of the property and a large, landscaped double lot defined by low brick retaining walls. A paved driveway and a brick stair lead from the sidewalk to the garage and the main entrance, respectively. This property, which appears to be in good condition, has undergone some alterations, including the replacement of original wood windows with vinyl counterparts, in their original locations. Otherwise, the property has undergone no substantial exterior alterations. Early alteration and remodel are within the period of significance.

568. 50 Yerba Buena Ave APN BL/Lot: 3076/038 Contributor 1927  
Original Architect: Kent & Hass, Original Owner: Robert Newell

A two-story, wood-frame, French Eclectic, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include the main gable has multi-pane windows with wood shutters and an arched gable end window with wood shutters; a smaller, slightly projecting gable with multi-pane windows with wood shutters and a gable end vent; the front entry is at the east elevation; a stuccoed chimney at the west elevation and an internal chimney. Related features: a gently sloping front yard contains a paver walkway leading to the front entry; a west side yard driveway leading to an attached garage.

569. 51 Yerba Buena Ave APN BL/Lot: 3076A/009 Contributor 1924  
Original Architect: None, Builder: Yates & Smith, Original Owner: Mrs. Winfield Scott  
Addition by Walter Stielberg undated, garage 1961

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has a rectangular plan, an asymmetrical facade, a hip roof with asphalt shingles, and is clad in stucco. Details include the first story has French doors and a balcony directly above a basement level garage; the second story has two sets of windows with arched trim; the front entry is on the west side; two stuccoed chimneys at the east elevation. Related features: a driveway leading to a two-

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car basement garage; a terraced front yard contains concrete steps leading to the front entry; concrete retaining walls. The undated addition appears to be at the rear. The garage is a later addition that projects from the lower portion of the front façade. The remaining elements of the front façade are original.

570. 55 Yerba Buena Ave APN BL/Lot: 3076A/008 Contributor 1924  
Original Architect: Unknown, Original Owner: L.V. Parmalee  
Garden by Leonard Tivol 1954

A two story, wood-frame, Colonial Revival, single-family residence. It has an irregular plan, a symmetrical street facade with narrow, recessed facades, a gable roof with asphalt shingles, and is clad in stucco. Details include: a gable roofed component with two multi-pane windows on the second story and two sets of French doors with balconies at the first story; the front entry is on the west side and has a shallow portico with columns and a crosshead; a wooden front door with sidelites; a far recessed facade with a multi-pane window on the first story; a brick chimney at the east elevation. Related features: a terraced front yard contains concrete steps and walkway leading to a brick front entry with brick steps; brick planters around the foundation; a west side yard driveway leading to a detached garage.

571. 56 Yerba Buena Ave APN BL/Lot: 3076/039 Contributor 1922  
Original Architect: Henry H. Gutterson, Original Owner: John & Hilda Carlson  
Rear addition by Owen Jones 1968, interior remodel by Locus 2004

A two-story, wood-frame, single-family residence somewhat altered. It has an irregular plan, an asymmetrical facade, a hip roof with asphalt shingles, and is clad in stucco. Details include French doors that open to a covered balcony on the second story above an integral garage; a recessed portion with sliding glass doors that open to a walled patio on the first story and a two-lite window on the second story; the front entry is on the west elevation; a stuccoed internal chimney visible from the street. Related features: a gently sloping front yard contains a concrete walkway leading to the front entry; a driveway leading to an integral garage. Replacement windows and doors appear to be in their original locations.

572. 57 Yerba Buena Ave APN BL/Lot: 3076A/007 Contributor 1924  
Original Architect: Fabre & Hildebrand, Original Owner: S. J. Vogel  
Rear addition 1986

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has an irregular plan, a symmetrical facade, a flat roof with pitched red tile sides, and is clad in stucco. Details include the first story has grouped sets of French doors with inset arches above, decorative columns, and balconettes; the second story has grouped multi-pane windows and a centered bay window that forms a portico directly below; an arched entry to a recessed front porch; a full-lite front door with sidelites. Related features: a west side yard driveway leading to an attached garage; a terraced front yard contains brick steps and walkway leading to the front entry. Minimal street facing alterations.

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573. 60 Yerba Buena Ave APN BL/Lot: 3076/040 Contributor 1948  
Original Architect: Henry H. Gutterson, Original Owner: Ralph & Jerita Head  
Rear addition by Ng 2001

A one-and-one-half-story, wood-frame, Cottage Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with red tile shingles, and is clad in stucco. Details include a three-lite window on the second story; a projecting first-story garage with a double garage door; the front entry has a pergola roof; a stuccoed internal chimney. Related features: a gently sloping front yard contains a paver walkway leading to the front entry; a driveway leading to an integral garage. Minimal street facing alterations.

574. 66 Yerba Buena Ave APN BL/Lot: 3076/041 Noncontributor 1963  
Original Builder: Ever's Construction Company, Original Owner: Edward & Dorothy Stern

This house was built in 1963 and appears to have been altered. It has new stucco finish and fenestration. The garage appears to be a later addition. This property was built after the period of significance and is not a contributor.

575. 70 Yerba Buena Ave APN BL/Lot: 3076/042 Contributor 1923  
Original Architect: A. C. Hamerton, Original Owner: C. T. & Emily McEnery  
Rear addition by Hamerton 1925, deck 1949

A two-story, wood-frame, Mediterranean, single-family residence. It has a rectangular plan, a symmetrical facade, a hip roof with asphalt shingles, and is clad in stucco. Details include two sets of French doors with balconettes on the first story; multi-pane windows on the second story; the front entry is at the east elevation; a stuccoed chimney at the street elevation. Related features: a gently sloping front yard contains a stone walkway leading to the front entry; stone planter; an east side yard driveway. Alterations were made within the period of significance.

576. 75 Yerba Buena Ave APN BL/Lot: 3076A/006 Contributor 1926  
Original Architect: Julia Morgan (with Joy & LeFeaver), Original Owner: Gertrude Stoltz Clift  
Alterations 1933

A two-story, wood-frame, Italian Renaissance Revival, single-family residence. It has a rectangular plan, a symmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include the first story has three sets of French doors with balconettes grouped together with decorative trim that features pilasters and a crosshead; the second story has three multi-pane windows with wood shutters; the front entry is on the west side. Related features: a west side yard driveway leading to an attached garage; a terraced front yard contains brick steps leading to the front entry. Alterations were made within the period of significance.

577. 80 Yerba Buena Ave APN BL/Lot: 3076/043 Contributor 1925  
Original Architect: Binder & Curtis, Original Owner: Dwight & Ruth Shepardson

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A two-story, wood-frame, Tudor, single-family residence. It has an irregular plan, asymmetrical facades, a steeply pitched gable roof with asphalt shingles, and is clad in stucco with half-timbering. Details include the street facade is a gable roofed portion with multi-pane windows with wood shutters, a three-lite window, a small narrow window, and a gable end vent; a narrow, recessed facade with an arched front door and a small multi-pane window with wood shutters above; a slightly more recessed facade with a large decorative wall dormer and an arched garage door at the basement level; stuccoed internal chimneys. Related features: a gently sloping front yard contains a paver walkway and concrete steps leading to the front entry; a driveway leading to an integral garage at the basement level.

578. 85 Yerba Buena Ave      APN BL/Lot: 3076A/005      Contributor      1951  
Original Builder: John Sommer, Original Owner: John Sommer

A one-story, wood-frame, Ranch/Split Level, single-family residence. It has an irregular plan, an asymmetrical facade, a hip roof with asphalt shingles, and is clad in stucco with brick around the foundation. Details include three-lite picture windows on first and basement stories; a slightly projecting portion with panoramic windows with doors that open to a projecting deck above a basement level garage; a recessed front porch; a wooden front door with sidelites. Related features: a terraced front yard contains brick steps leading to the front entry; a concrete walkway; a driveway leading to a basement garage.

579. 90 Yerba Buena Ave      APN BL/Lot: 3076/045      Contributor      1941  
Original Architect: Angus McSweeney, Original Owner: Alfred & Dorothy Tomlinson  
Rear addition by McSweeney 1957

A one-and-one-half-story, wood-frame, English Cottage, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with wood shingles, and is clad in brick. Details include a multi-pane window on the first story; the main gable is partially shingled at the gable end and has a multi-pane window with a window box and a small window below; a slightly recessed portion with a small bay window on the first story and a dormer; a recessed front door; a projecting garage with a double garage door and a shingle-clad dormer; a stuccoed chimney at the west elevation and an internal chimney visible from the street elevation. Related features: a gently sloping front yard contains a stone walkway leading to the front entry; a driveway leading to an attached garage. Minimal alterations at front façade.

580. 100 Yerba Buena Ave      APN BL/Lot: 3078/033      Contributor      1926  
Original Architect: Erle J. Osborne, Original Owner: Elmer & Brita Berryman

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a mix of hip and gable roofs with red tiles and is clad in stucco. Details include windows with balconettes on the first story; multi-pane windows on the second story; two small arched windows and a balcony above the front entry; a recessed front porch; a stuccoed chimney at the street elevation; a west side facade has a roofed bay window on the first

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story and multi-pane windows on the second story; the secondary facade on the south side has multi-pane windows, a picture window, and stuccoed chimneys. Related features: a gently sloping front yard contains concrete steps and walkway leading to the front entry; a long stucco wall with a wooden gate; the secondary facade has a driveway leading to an integral basement level garage.

581. 101 Yerba Buena Ave APN BL/Lot: 3011A/015 Contributor 1950  
Original Architect: P. T. Willis, Original Owner: P. T. Willis  
Interior remodel by Janet Coral Campbell 2000

A one-story, wood-frame, Ranch, single-family residence. It has an irregular plan, an asymmetrical facade, a hip roof with asphalt shingles, and is clad in brick, with wood siding at the secondary facade. Details include a small window and larger three-lite windows; a continuous row of windows that wraps around the south side of the house; a recessed front porch; a wooden front door; an internal chimney visible from primary and secondary facades; the secondary facade has a roofed, basement-level garage in front of the house facade. Related features: a terraced front yard with concrete retaining walls, concrete steps with brick tread leading to the front entry, and brick planters at the foundation; the secondary facade has a terraced yard with brick retaining walls, concrete steps and walkway leading to a metal gate, and a centered driveway leading to an attached basement garage. No significant exterior alterations.

582. 115 Yerba Buena Ave APN BL/Lot: 3011A/014 Contributor 1925  
Original Architect: Thomas J. Kent, Original Owner: Esther Miller  
Alteration by Denis J. Shanagher 1978, remodel 1993 and 2000

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include intersecting roof lines and facade sections; soffit brackets; multi-pane windows on the second story; a mix of arched and rectangular windows on the first story; a recessed front porch with an arched entry and an ornamental plaque above; an arched wooden front door; a front patio above an attached basement garage; an internal stuccoed chimney. Related features: a terraced front yard contains brick steps and walkway leading to the front entry and brick retaining walls; an attached basement garage. The garage is not original and likely altered the porch configuration. A number of windows appear to have been replaced in their original locations. Despite these changes, this house retains significant elements at the primary façade.

583. 125 Yerba Buena Ave APN BL/Lot: 3011A/013 Contributor 1928  
Original Architect: Charles F Strothoff, Original Owner: Easton & Nelda Hecker  
Remodel by Lue 1999

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, asymmetrical facades, a hip roof with red tiles, and is clad in stucco. Details include the street facade is a moderately projecting portion with a large multi-pane window on the first story, and a small decorative window and grouped arched windows with a wrap-around balconette on

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the second story; a recessed facade with multi-pane windows and a covered balcony over the front entry with decorative wooden columns, railing, cantilever beams, and a side door; a recessed front porch with a pointed arched entry; a full lite front door; a recessed two-story bay window portion with multi-pane windows; a stuccoed chimney at the north elevation. Related features: an attached basement garage; a terraced front yard contains a tile staircase leading to the front entry; a tile patio; concrete retaining walls. The garage is not original and likely altered the porch configuration. Despite this change, this house retains significant elements at the primary façade.

584. 130 Yerba Buena Ave APN BL/Lot: 3078/002 Contributor 1925  
Original Architect: Theodore W. Lenzen, Original Owner: W. O. Montgomery

A one-story, wood-frame, English Cottage, single-family residence. It has a rectangular plan, an asymmetrical facade, a gable roof with asphalt shingles, and is clad in stucco. Details include a cross-gabled portion with a three-lite window; a recessed brick front porch with an arched porch entry; a wooden front door with sidelites; an arched integral garage door; a chimney at the west elevation. Related features: a gently sloping front yard contains brick steps and walkway leading to the front entry; a driveway leading to an integral garage.

585. 136 Yerba Buena Ave APN BL/Lot: 3078/003 Contributor 1927  
Original Architect: Martin J. Rist, Original Owner: Martin & Alice Rist

A two-story, wood-frame, Storybook Cottage/English Cottage, single-family residence. Built by the architect for his own family, the house has an irregular plan, an asymmetrical facade, a mix of gable and hip roofs with slate shingles and is clad in stucco with wood siding at gable ends. Details include a slightly projecting gable roofed portion with a garage entry; a two-story gable roofed portion with a small gable end window; a brick chimney at the street elevation. Related features: a fenced front yard; a driveway leading to an integral garage. No significant exterior alterations.

586. 140 Yerba Buena Ave APN BL/Lot: 3078/004 Contributor 1924  
Original Architect: Masten & Hurd, Original Owner: Eugene & Helen Breyman

A one-story, wood-frame, single-family residence. It has an irregular plan, an asymmetrical facade, a gable roof with asphalt shingles, and has wood lap siding. Details include a multi-pane window with shutters; a multi-pane window at a slightly recessed wall; a wooden front door with a fanlite; a projecting garage portion; two internal chimneys visible from the street elevation. Related features: a front yard contains a brick wall with a metal gate that opens to the front entry; a driveway leading to an attached garage.

587. 150 Yerba Buena Ave APN BL/Lot: 3078/005 Contributor 1923  
Original Architect: Henry H. Gutterson, Original Owner: Philip & Eleanor Little

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A two-story, wood-frame, Tudor/English Cottage, single-family residence. It has an irregular plan, asymmetrical facades, a mix of gable and half-hip roofs with asphalt shingles, and is clad in stucco, with wood and batten siding at the street facade. Details include the street facade is a gable roofed portion with a shed-roofed garage entry that projects slightly and a recessed front entry; a recessed facade has multi-pane windows; a tower portion with a multi-pane window between street and recessed facades; an internal chimney visible from the street elevation. Related features: a sloping front yard contains a concrete walkway leading to the front entry; a driveway leading to an integral garage.

588. 152 Yerba Buena Ave APN BL/Lot: 3078/034 Noncontributor 1994  
Original Architect: John Schenke, Original Owner: Brent & Deborah Blackburn

This two-story, wood-frame, stucco-clad, Tudor Revival residence has an integral garage at the first story, a second story terrace balcony, a dormer, and a gable roofed bay window. This property was built after the period of significance and is not a contributor.

589. 154 Yerba Buena Ave APN BL/Lot: 3078/035 Contributor 1922  
Original Architect: Masten & Hurd, Original Owner: Ralph & Helen Reynolds  
Interior alteration by Goldhammer 1990

A two-story, wood-frame, English Cottage, single-family residence. It has a rectangular plan, an asymmetrical facade, a half-hip roof with asphalt shingles, and is clad in stucco. Details include a bay window on the first story; a multi-pane window on the second story; a pedimented front door; an internal chimney visible from the street elevation. Related features: a sloping front yard contains a walkway leading to the front entry; an east side yard driveway leading to a detached garage. Minimal street facing alterations.

590. 155 Yerba Buena Ave APN BL/Lot: 3011/039 Contributor 1922  
Original Architect: Clarence Tantau, Original Owner: Edwin & Hilda Dial

A two-story, wood-frame, Spanish Colonial Revival, single-family residence. It has an irregular plan, an asymmetrical facade, a hip roof with red tiles, and is clad in stucco. Details include multi-pane windows with balconettes; grouped inset arched windows with balconettes and classical trim on the second story above the front entry; basement level windows; a recessed front porch with an arcaded entry; an internal stuccoed chimney visible from the street elevation. Related features: a terraced front yard contains tile steps and patio leading to the front entry; a narrow stair and walkway leading to a side entry; a detached two-door garage.

591. 160 Yerba Buena Ave APN BL/Lot: 3078/038 Contributor 1923  
Original Architect: Masten & Hurd, Original Owner: J. Hampton Hoge  
Alteration by Massey/Veverka 1988, garage by Willard 2005

A one-story, wood-frame, Tudor Revival, single-family residence. It has an irregular plan, asymmetrical facades, a gable roof with slate shingles, and is clad in stucco with half-timbering.

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Details include the street facade has two projecting gable roofed portions with windows; a recessed facade between the projecting portions with a multi-lite window; a covered front entry is between the recessed facade and the west side projecting portion; an internal chimney visible from the street elevation. Related features: a fenced front yard with a gate that opens to a brick patio; a shared driveway on the east side leading to a detached garage. Alterations at interior and rear. No significant street facing alterations.

**Table 1. Resource Summary**

(v) = vicinity, F= Figure

| NR Resource # | Address                                 | APN Number | Year Built | District Status | Figure (F) and/or Photo #(s) |
|---------------|---|------------|------------|-----------------|------------------------------|
| 1             | 101 Santa Clara Ave                     | 3076026    | 1917       | C               | 1                            |
| 2             | 191 (v) San Anselmo Ave                 | 3077002    | 1917       | C               |                              |
| 3             | 66 (v) San Lorenzo Way                  | 3013B001   | 1917       | C               | 2                            |
| 4             | 1405 (v) Portola Drive                  | 2989A036   | 1917       | C               |                              |
| 5             | 198 (v) Santa Paula Ave                 | 3077001    | 1917       | C               | 3                            |
| 6             | 76 (v) San Fernando Way                 | 3069005    | 1912       | C               |                              |
| 7             | 1600 (v) Portola Drive                  | 3069021    | 1912       | C               |                              |
| 8             | 11 (v) Junipero Serra Blvd              | 3098017A   | 1912       | C               |                              |
| 9             | 1690 (v) Portola Drive                  | 3069011    | 1912       | C               |                              |
| 10            | 1499 (v) Portola Drive                  | 3072A029   | 1917       | C               | 4                            |
| 11            | 1548 (v) Portola Drive                  | 3071033    | 1912       | C               |                              |
| 12            | 200 (v) Santa Clara Ave                 | 3073006    | 1912       | C               |                              |
| 13            | 398 (v) Santa Clara Ave                 | 3103006    | 1912       | C               |                              |
| 14            | 169 (v) Terrace Drive                   | 3076047    | 1917       | C               |                              |
| 15            | 1401 (v) Portola Drive                  | 2989A037   | 1917       | C               |                              |
| 16            | 1500 (v) Portola Drive                  | 3070023    | 1912       | C               |                              |
| 17            | 1 (v) Yerba Buena Ave                   | 3076031    | 1917       | C               |                              |
| 18            | 2 (v) San Pablo Ave                     | 3013001    | 1917       | C               |                              |
| 19            | 90 (v) Santa Paula Ave                  | 3013A011A  | 1917       | C               |                              |
| 20            | 198 (v) Santa Monica Way                | 3011A001   | 1917       | C               |                              |
| 21            | 15 (v) Terrace Drive                    | 2989A038   | 1917       | C               |                              |
| 22            | Parkways, Paved Sidewalks, and Pathways | N/A        | 1912       | C               | 5, 6, & 7                    |
| 23            | Small, Landscaped Medians               | N/A        | 1912       | C               | 8 & 9                        |
| 24            | 11 (v) Junipero Serra Blvd              | 3098017A   | 1913       | C               | 9                            |
| 25            | 1690 (v) Portola Drive                  | 3069011    | 1913       | C               | 9                            |
| 26            | N/A St. Francis Blvd                    | N/A        | 1913       | C               | 10 & 11                      |
| 27            | 191 (v) San Anselmo Ave                 | 3077002    | 1913       | C               | F9, F10, 12                  |
| 28            | 101 Santa Clara Ave                     | 3076026    | 1912       | C               | F11, 19                      |
| 29            | 169 (v) Terrace Drive                   | 3076047    | 1927       | C               |                              |

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| NR Resource # | Address                | APN Number | Year Built | District Status | Figure (F) and/or Photo #(s) |
|---------------|------------------------|------------|------------|-----------------|------------------------------|
| 30            | 15 Junipero Serra      | 3098020    | 1925       | NC              |                              |
| 31            | 25 Junipero Serra Blvd | 3098015    | 1920       | NC              |                              |
| 32            | 37 Junipero Serra Blvd | 3098014    | 1920       | C               |                              |
| 33            | 55 Junipero Serra Blvd | 3098013    | 1923       | C               |                              |
| 34            | 75 Junipero Serra Blvd | 3098012    | 1924       | C               |                              |
| 35            | 95 Junipero Serra Blvd | 3098010    | 1926       | C               |                              |
| 36            | 1470 Monterey Blvd     | 3077019    | 1961       | NC              |                              |
| 37            | 1495 Monterey Blvd     | 3260026    | 1924       | C               |                              |
| 38            | 1501 Monterey Blvd     | 3260025    | 1924       | NC              |                              |
| 39            | 1515 Monterey Blvd     | 3260024    | 1931       | C               |                              |
| 40            | 1520 Monterey Blvd     | 3105A013   | 1924       | C               |                              |
| 41            | 1535 Monterey Blvd     | 3260023    | 1941       | C               |                              |
| 42            | 1555 Monterey Blvd     | 3260022    | 1923       | NC              |                              |
| 43            | 1600 Monterey Blvd     | 3103012    | 1935       | C               |                              |
| 44            | 1601 Monterey Blvd     | 3260021    | 1924       | C               |                              |
| 45            | 1615 Monterey Blvd     | 3260020    | 1929       | C               |                              |
| 46            | 1625 Monterey Blvd     | 3260019    | 1923       | C               |                              |
| 47            | 1688 Monterey Blvd     | 3103013    | 1921       | C               |                              |
| 48            | 1700 Monterey Blvd     | 3102011    | 1924       | C               |                              |
| 49            | 1900 Monterey Blvd     | 3100010    | 1923       | C               |                              |
| 50            | 1950 Monterey Blvd     | 3100011    | 1924       | C               |                              |
| 51            | 2000 Monterey Blvd     | 3099009    | 1927       | C               |                              |
| 52            | 2100 Monterey Blvd     | 3098008    | 1927       | C               |                              |
| 53            | 1253 Portola Drive     | 3013031    | 1923       | C               |                              |
| 54            | 1283 Portola Drive     | 3013A027   | 2007       | NC              |                              |
| 55            | 1325 Portola Drive     | 2987A036   | 2015       | NC              |                              |
| 56            | 1337 Portola Drive     | 2987A035   | 1962       | NC              |                              |
| 57            | 1347 Portola Drive     | 2987A032   | 1927       | C               |                              |
| 58            | 1365 Portola Drive     | 2987A034   | 1978       | NC              |                              |
| 59            | 1385 Portola Drive     | 2987A031   | 1927       | C               |                              |
| 60            | 1395 Portola Drive     | 2987A033   | 1962       | NC              |                              |
| 61            | 1421 Portola Drive     | 2989A027   | 1923       | C               |                              |
| 62            | 1435 Portola Drive     | 2989A026   | 1921       | NC              |                              |
| 63            | 1441 Portola Drive     | 2989A025   | 1926       | C               |                              |
| 64            | 1521 Portola Drive     | 3071035    | 1966       | NC              |                              |
| 65            | 1529 Portola Drive     | 3071032    | 1924       | C               |                              |
| 66            | 10 San Andreas Way     | 3105A024   | 1925       | C               |                              |
| 67            | 11 San Andreas Way     | 3077005    | 1932       | C               |                              |

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|---------------|---------------------|------------|------------|-----------------|------------------------------|
| 68            | 17 San Andreas Way  | 3077006    | 1936       | C               |                              |
| 69            | 20 San Andreas Way  | 3105A023   | 1933       | C               | 20                           |
| 70            | 25 San Andreas Way  | 3077008    | 1931       | C               |                              |
| 71            | 29 San Andreas Way  | 3077009    | 2010       | NC              |                              |
| 72            | 34 San Andreas Way  | 3105A022   | 1932       | C               |                              |
| 73            | 40 San Andreas Way  | 3105A021   | 1933       | C               |                              |
| 74            | 45 San Andreas Way  | 3077046    | 1980       | NC              |                              |
| 75            | 50 San Andreas Way  | 3105A020   | 1925       | C               |                              |
| 76            | 51 San Andreas Way  | 3077045    | 1933       | C               |                              |
| 77            | 55 San Andreas Way  | 3077012    | 1925       | C               |                              |
| 78            | 60 San Andreas Way  | 3105A019   | 1925       | C               |                              |
| 79            | 61 San Andreas Way  | 3077013    | 1926       | C               |                              |
| 80            | 67 San Andreas Way  | 3077014    | 1925       | C               |                              |
| 81            | 70 San Andreas Way  | 3105A017   | 1925       | C               |                              |
| 82            | 75 San Andreas Way  | 3077015    | 1936       | C               |                              |
| 83            | 80 San Andreas Way  | 3105A016   | 1924       | C               |                              |
| 84            | 81 San Andreas Way  | 3077016    | 1925       | C               |                              |
| 85            | 85 San Andreas Way  | 3077017    | 1940       | C               |                              |
| 86            | 86 San Andreas Way  | 3105A015   | 1926       | C               |                              |
| 87            | 95 San Andreas Way  | 3077018    | 1940       | C               |                              |
| 88            | 96 San Andreas Way  | 3105A014   | 1956       | NC              |                              |
| 89            | 1 San Anselmo Ave   | 3072A033   | N/A        | C               |                              |
| 90            | 15 San Anselmo Ave  | 3072A031   | 1916       | C               |                              |
| 91            | 25 San Anselmo Ave  | 3072A012   | 1922       | C               |                              |
| 92            | 33 San Anselmo Ave  | 3072A011   | 1922       | C               |                              |
| 93            | 39 San Anselmo Ave  | 3072A010   | 1927       | C               |                              |
| 94            | 44 San Anselmo Ave  | 3072001    | 1939       | C               |                              |
| 95            | 45 San Anselmo Ave  | 3072A009   | 1925       | C               |                              |
| 96            | 50 San Anselmo Ave  | 3073026    | 1939       | C               |                              |
| 97            | 55 San Anselmo Ave  | 3072A008   | 1929       | C               | 21                           |
| 98            | 63 San Anselmo Ave  | 3072A007   | 1930       | C               |                              |
| 99            | 69 San Anselmo Ave  | 3072A006   | 1921       | C               | F12                          |
| 100           | 75 San Anselmo Ave  | 3072A005   | 1945       | C               |                              |
| 101           | 99 San Anselmo Ave  | 3072A004   | 1921       | C               |                              |
| 102           | 100 San Anselmo Ave | 3074018    | 1939       | C               |                              |
| 103           | 115 San Anselmo Ave | 3076064    | 1959       | NC              |                              |
| 104           | 125 San Anselmo Ave | 3076023    | 1930       | C               |                              |
| 105           | 135 San Anselmo Ave | 3076022    | 1923       | C               |                              |

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|---------------|---------------------|------------|------------|-----------------|------------------------------|
| 106           | 140 San Anselmo Ave | 3074001    | 1939       | C               |                              |
| 107           | 155 San Anselmo Ave | 3076020    | 1924       | C               |                              |
| 108           | 160 San Anselmo Ave | 3075001    | 1941       | C               |                              |
| 109           | 165 San Anselmo Ave | 3076019    | 1926       | C               |                              |
| 110           | 170 San Anselmo Ave | 3075002    | 1923       | C               |                              |
| 111           | 175 San Anselmo Ave | 3076017    | 1940       | C               |                              |
| 112           | 180 San Anselmo Ave | 3075003    | 1928       | C               |                              |
| 113           | 195 San Anselmo Ave | 3076016    | 1926       | C               |                              |
| 114           | 199 San Anselmo Ave | 3076014    | 1924       | C               |                              |
| 115           | 201 San Anselmo Ave | 3105A001   | 1949       | C               |                              |
| 116           | 220 San Anselmo Ave | 3105003    | 1925       | C               |                              |
| 117           | 225 San Anselmo Ave | 3105A003   | 1927       | C               |                              |
| 118           | 230 San Anselmo Ave | 3105004    | 1953       | NC              |                              |
| 119           | 235 San Anselmo Ave | 3105A005   | 1927       | C               |                              |
| 120           | 251 San Anselmo Ave | 3105A007   | 1924       | C               |                              |
| 121           | 260 San Anselmo Ave | 3105006    | 1926       | C               |                              |
| 122           | 265 San Anselmo Ave | 3105A008   | 1929       | C               |                              |
| 123           | 270 San Anselmo Ave | 3104010    | 1924       | C               |                              |
| 124           | 285 San Anselmo Ave | 3105A009   | 1937       | C               |                              |
| 125           | 10 San Benito Way   | 3072002    | 1924       | C               |                              |
| 126           | 11 San Benito Way   | 3073025    | 1920       | C               |                              |
| 127           | 20 San Benito Way   | 3072003    | 1931       | C               |                              |
| 128           | 21 San Benito Way   | 3073024    | 1933       | C               |                              |
| 129           | 24 San Benito Way   | 3072004    | 1922       | NC              |                              |
| 130           | 27 San Benito Way   | 3073023    | 1924       | C               |                              |
| 131           | 28 San Benito Way   | 3072005    | N/A        | NC              |                              |
| 132           | 35 San Benito Way   | 3073022    | 1918       | C               | F13                          |
| 133           | 40 San Benito Way   | 3072006    | 1925       | C               |                              |
| 134           | 44 San Benito Way   | 3072007    | 1913       | C               | F14                          |
| 135           | 45 San Benito Way   | 3073021    | 1933       | C               |                              |
| 136           | 50 San Benito Way   | 3072008    | 1914       | C               | F14, 22                      |
| 137           | 55 San Benito Way   | 3073020    | 1955       | C               |                              |
| 138           | 58 San Benito Way   | 3072009    | 1914       | C               | F14                          |
| 139           | 59 San Benito Way   | 3073019    | 1924       | C               |                              |
| 140           | 64 San Benito Way   | 3072010    | 1913       | C               | F15                          |
| 141           | 65 San Benito Way   | 3073018    | 1914       | C               |                              |
| 142           | 72 San Benito Way   | 3072011    | 1924       | C               |                              |
| 143           | 75 San Benito Way   | 3073017    | 1925       | C               |                              |

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|---------------|--------------------------|------------|------------|-----------------|------------------------------|
| 144           | 77 San Benito Way        | 3073016    | 1928       | C               |                              |
| 145           | 80 San Benito Way        | 3072012    | 1916       | C               |                              |
| 146           | 85 San Benito Way        | 3073015    | 1925       | C               |                              |
| 147           | 90 San Benito Way        | 3072013    | 1935       | C               |                              |
| 148           | 110 San Benito Way       | 3102002    | 1923       | C               |                              |
| 149           | 111 San Benito Way       | 3103022    | 1922       | C               |                              |
| 150           | 120 San Benito Way       | 3102003    | 1923       | C               |                              |
| 151           | 121 San Benito Way       | 3103021    | 1925       | C               |                              |
| 152           | 130 San Benito Way       | 3102004    | 1926       | C               | 23                           |
| 153           | 135 San Benito Way       | 3103020    | 1925       | C               |                              |
| 154           | 140 San Benito Way       | 3102005    | 1924       | C               |                              |
| 155           | 141 San Benito Way       | 3103019    | 1924       | C               |                              |
| 156           | 145 San Benito Way       | 3103018    | 1914       | C               |                              |
| 157           | 150 San Benito Way       | 3102006    | 1922       | C               |                              |
| 158           | 155 San Benito Way       | 3103017    | 1921       | C               |                              |
| 159           | 160 San Benito Way       | 3102007    | 1924       | C               |                              |
| 160           | 170 San Benito Way       | 3102008    | 1923       | C               |                              |
| 161           | 171 San Benito Way       | 3103015    | 1914       | C               |                              |
| 162           | 180 San Benito Way       | 3102009    | 1932       | C               |                              |
| 163           | 183 San Benito Way       | 3103014    | 1939       | C               |                              |
| 164           | 190 San Benito Way       | 3102010    | 1927       | C               |                              |
| 165           | 20 San Buenaventura Way  | 3074003    | 1925       | C               |                              |
| 166           | 35 San Buenaventura Way  | 3075009    | 1938       | C               |                              |
| 167           | 40 San Buenaventura Way  | 3074004    | 1948       | NC              |                              |
| 168           | 50 San Buenaventura Way  | 3074005    | 1924       | C               |                              |
| 169           | 55 San Buenaventura Way  | 3075007    | 1941       | C               |                              |
| 170           | 70 San Buenaventura Way  | 3074007    | 1935       | C               |                              |
| 171           | 100 San Buenaventura Way | 3104001    | 1938       | C               |                              |
| 172           | 120 San Buenaventura Way | 3104004    | 1965       | NC              |                              |
| 173           | 130 San Buenaventura Way | 3104005    | 1927       | C               |                              |
| 174           | 135 San Buenaventura Way | 3105009    | 1934       | C               |                              |
| 175           | 145 San Buenaventura Way | 3105008    | 1926       | C               |                              |
| 176           | 150 San Buenaventura Way | 3104006    | 1936       | C               |                              |
| 177           | 160 San Buenaventura Way | 3104008    | 1937       | C               |                              |
| 178           | 165 San Buenaventura Way | 3105012    | 1923       | C               |                              |
| 179           | 1 San Fernando Way       | 3070020    | 1913       | C               | 24                           |
| 180           | 2 San Fernando Way       | 3069001    | 1922       | C               |                              |
| 181           | 35 San Fernando Way      | 3070017    | 1926       | C               |                              |

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| 182           | 38 San Fernando Way  | 3069002    | 1926       | C               |                              |
| 183           | 45 San Fernando Way  | 3070016    | 1924       | C               |                              |
| 184           | 55 San Fernando Way  | 3070015    | 1920       | C               |                              |
| 185           | 65 San Fernando Way  | 3070014    | 1913       | C               |                              |
| 186           | 66 San Fernando Way  | 3069004    | 1921       | C               |                              |
| 187           | 75 San Fernando Way  | 3070013    | 1925       | C               |                              |
| 188           | 80 San Fernando Way  | 3069006    | 1920       | C               |                              |
| 189           | 115 San Fernando Way | 3100019    | 1930       | C               |                              |
| 190           | 120 San Fernando Way | 3099002    | 1929       | C               |                              |
| 191           | 125 San Fernando Way | 3100018    | 1924       | C               |                              |
| 192           | 130 San Fernando Way | 3099003    | 1915       | C               |                              |
| 193           | 135 San Fernando Way | 3100017    | 1927       | C               |                              |
| 194           | 140 San Fernando Way | 3099004    | 1921       | NC              |                              |
| 195           | 145 San Fernando Way | 3100016    | 1916       | C               |                              |
| 196           | 150 San Fernando Way | 3099005    | 1916       | C               |                              |
| 197           | 155 San Fernando Way | 3100015    | 1922       | C               |                              |
| 198           | 160 San Fernando Way | 3099006    | 1923       | C               |                              |
| 199           | 165 San Fernando Way | 3100014    | 1921       | C               |                              |
| 200           | 170 San Fernando Way | 3099007    | 1924       | C               |                              |
| 201           | 175 San Fernando Way | 3100013    | 1914       | NC              |                              |
| 202           | 180 San Fernando Way | 3099008    | 1924       | C               |                              |
| 203           | 11 San Jacinto Way   | 3078020    | 1982       | NC              |                              |
| 204           | 19 San Jacinto Way   | 3078019    | 1954       | C               |                              |
| 205           | 25 San Jacinto Way   | 3078031    | 1974       | NC              |                              |
| 206           | 27 San Jacinto Way   | 3078030    | 1966       | NC              |                              |
| 207           | 32 San Jacinto Way   | 3077003    | 1983       | NC              |                              |
| 208           | 36 San Jacinto Way   | 3077004    | 1938       | C               |                              |
| 209           | 11 San Leandro Way   | 3071024    | 1921       | C               |                              |
| 210           | 12 San Leandro Way   | 3070002    | 1925       | C               |                              |
| 211           | 15 San Leandro Way   | 3071023    | 1933       | C               |                              |
| 212           | 20 San Leandro Way   | 3070003    | 1925       | C               |                              |
| 213           | 29 San Leandro Way   | 3071021    | 1922       | C               |                              |
| 214           | 30 San Leandro Way   | 3070004    | 1919       | C               |                              |
| 215           | 36 San Leandro Way   | 3070005    | 1923       | C               |                              |
| 216           | 45 San Leandro Way   | 3071020    | 1915       | C               |                              |
| 217           | 50 San Leandro Way   | 3070006    | 1925       | C               |                              |
| 218           | 51 San Leandro Way   | 3071019    | 1916       | C               |                              |
| 219           | 52 San Leandro Way   | 3070007    | 1917       | C               |                              |

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|---------------|---------------------|------------|------------|-----------------|------------------------------|
| 220           | 55 San Leandro Way  | 3071018    | 1923       | C               |                              |
| 221           | 60 San Leandro Way  | 3070008    | 1958       | NC              |                              |
| 222           | 67 San Leandro Way  | 3071017    | 1922       | C               |                              |
| 223           | 70 San Leandro Way  | 3070009    | 1948       | C               |                              |
| 224           | 75 San Leandro Way  | 3071016    | 1953       | C               |                              |
| 225           | 78 San Leandro Way  | 3070010    | 1922       | NC              |                              |
| 226           | 110 San Leandro Way | 3100002    | 1925       | C               |                              |
| 227           | 115 San Leandro Way | 3101018    | 1920       | C               |                              |
| 228           | 120 San Leandro Way | 3100003    | 1925       | C               |                              |
| 229           | 125 San Leandro Way | 3101017    | 1921       | C               |                              |
| 230           | 130 San Leandro Way | 3100004    | 1925       | C               |                              |
| 231           | 135 San Leandro Way | 3101016    | 1925       | C               |                              |
| 232           | 139 San Leandro Way | 3101015    | 1914       | C               | 25                           |
| 233           | 140 San Leandro Way | 3100005    | 1923       | C               |                              |
| 234           | 150 San Leandro Way | 3100006    | 1924       | C               |                              |
| 235           | 155 San Leandro Way | 3101014    | 1925       | C               |                              |
| 236           | 160 San Leandro Way | 3100007    | 1923       | C               |                              |
| 237           | 163 San Leandro Way | 3101013    | 1914       | C               |                              |
| 238           | 170 San Leandro Way | 3100008    | 1925       | C               |                              |
| 239           | 175 San Leandro Way | 3101012    | 1919       | C               |                              |
| 240           | 180 San Leandro Way | 3100009    | 1924       | C               |                              |
| 241           | 185 San Leandro Way | 3101011    | 1927       | C               |                              |
| 242           | 195 San Leandro Way | 3101009    | 1917       | C               | F16, 26                      |
| 243           | 7 San Lorenzo Way   | 3103A023   | 1924       | C               |                              |
| 244           | 8 San Lorenzo Way   | 2987A051   | N/A        | NC              |                              |
| 245           | 15 San Lorenzo Way  | 3103A032   | 1926       | C               |                              |
| 246           | 20 San Lorenzo Way  | 2987A052   | 1923       | C               |                              |
| 247           | 35 San Lorenzo Way  | 3013A031   | 1931       | C               |                              |
| 248           | 45 San Lorenzo Way  | 3013A019   | 1923       | C               |                              |
| 249           | 55 San Lorenzo Way  | 3013A018   | 1925       | C               |                              |
| 250           | 65 San Lorenzo Way  | 3013A017   | 1925       | C               |                              |
| 251           | 75 San Lorenzo Way  | 3013A030   | 1918       | C               |                              |
| 252           | 1 San Pablo Ave     | 3011002    | 1929       | C               |                              |
| 253           | 6 San Pablo Ave     | 3013002    | 1926       | NC              |                              |
| 254           | 10 San Pablo Ave    | 3013003    | 1923       | C               |                              |
| 255           | 11 San Pablo Ave    | 3011003    | 1930       | C               |                              |
| 256           | 17 San Pablo Ave    | 3011004    | 1927       | NC              |                              |
| 257           | 20 San Pablo Ave    | 3013003A   | 1925       | C               |                              |

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| 258           | 21 San Pablo Ave  | 3011005    | 1925       | C               |                              |
| 259           | 25 San Pablo Ave  | 3011006    | 1923       | C               |                              |
| 260           | 30 San Pablo Ave  | 3013004    | 1922       | C               |                              |
| 261           | 31 San Pablo Ave  | 3011007    | 1923       | NC              |                              |
| 262           | 38 San Pablo Ave  | 3013006    | 1922       | C               |                              |
| 263           | 39 San Pablo Ave  | 3011008    | 1923       | C               |                              |
| 264           | 45 San Pablo Ave  | 3011009    | 1923       | C               |                              |
| 265           | 49 San Pablo Ave  | 3011010    | 1923       | C               |                              |
| 266           | 50 San Pablo Ave  | 3013007    | 1923       | C               |                              |
| 267           | 55 San Pablo Ave  | 3011011    | 1923       | C               |                              |
| 268           | 61 San Pablo Ave  | 3011012    | 1923       | C               |                              |
| 269           | 65 San Pablo Ave  | 3011013    | 1923       | C               |                              |
| 270           | 70 San Pablo Ave  | 3013008    | 1933       | C               |                              |
| 271           | 74 San Pablo Ave  | 3013009    | 1920       | C               |                              |
| 272           | 75 San Pablo Ave  | 3011014    | 1962       | NC              |                              |
| 273           | 80 San Pablo Ave  | 3013010    | 1919       | C               |                              |
| 274           | 85 San Pablo Ave  | 3011015    | 1941       | C               |                              |
| 275           | 89 San Pablo Ave  | 3011016    | 1920       | NC              |                              |
| 276           | 90 San Pablo Ave  | 3013011    | 1936       | C               |                              |
| 277           | 92 San Pablo Ave  | 3013012    | 1932       | C               |                              |
| 278           | 93 San Pablo Ave  | 3011017    | 1927       | C               |                              |
| 279           | 97 San Pablo Ave  | 3011018    | 1927       | C               |                              |
| 280           | 98 San Pablo Ave  | 3013013    | 1933       | C               |                              |
| 281           | 99 San Pablo Ave  | 3011019    | 1956       | NC              |                              |
| 282           | 100 San Pablo Ave | 3011A002   | 1923       | C               |                              |
| 283           | 101 San Pablo Ave | 3011020    | 1919       | C               |                              |
| 284           | 105 San Pablo Ave | 3011021    | 1919       | C               |                              |
| 285           | 111 San Pablo Ave | 3011022    | 1935       | C               |                              |
| 286           | 112 San Pablo Ave | 3011A003   | 1919       | C               |                              |
| 287           | 115 San Pablo Ave | 3011023    | 1925       | C               |                              |
| 288           | 120 San Pablo Ave | 3011A004   | 1927       | C               |                              |
| 289           | 121 San Pablo Ave | 3011024    | 1925       | C               |                              |
| 290           | 127 San Pablo Ave | 3011025    | 1925       | C               |                              |
| 291           | 128 San Pablo Ave | 3011A005   | 1921       | C               |                              |
| 292           | 130 San Pablo Ave | 3011A005A  | 1950       | C               |                              |
| 293           | 131 San Pablo Ave | 3011080    | 1977       | NC              |                              |
| 294           | 135 San Pablo Ave | 3011081    | 1979       | NC              |                              |
| 295           | 136 San Pablo Ave | 3011A006   | 1928       | C               |                              |

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| 296           | 139 San Pablo Ave | 3011029    | 1927       | C               |                              |
| 297           | 140 San Pablo Ave | 3011A007   | 1922       | C               |                              |
| 298           | 141 San Pablo Ave | 3011032    | 1925       | C               |                              |
| 299           | 143 San Pablo Ave | 3011030    | 1963       | NC              |                              |
| 300           | 146 San Pablo Ave | 3011A008   | 1976       | NC              |                              |
| 301           | 147 San Pablo Ave | 3011031    | 1974       | NC              |                              |
| 302           | 154 San Pablo Ave | 3011A009   | 1949       | C               |                              |
| 303           | 155 San Pablo Ave | 3011033    | 1939       | C               |                              |
| 304           | 160 San Pablo Ave | 3011A010   | 1931       | C               |                              |
| 305           | 161 San Pablo Ave | 3011034    | 1955       | NC              |                              |
| 306           | 167 San Pablo Ave | 3011035    | 1957       | NC              |                              |
| 307           | 170 San Pablo Ave | 3011A010A  | 1927       | C               |                              |
| 308           | 175 San Pablo Ave | 3011078    | 1935       | C               |                              |
| 309           | 180 San Pablo Ave | 3011A011   | 1923       | C               |                              |
| 310           | 181 San Pablo Ave | 3011038    | 1935       | C               |                              |
| 311           | 190 San Pablo Ave | 3011A012   | 1949       | C               |                              |
| 312           | 1 San Rafael Way  | 3099018    | 1916       | C               |                              |
| 313           | 2 San Rafael Way  | 3098001    | 1929       | C               |                              |
| 314           | 20 San Rafael Way | 3098002    | 1938       | C               |                              |
| 315           | 25 San Rafael Way | 3099017    | 1986       | NC              |                              |
| 316           | 30 San Rafael Way | 3098003    | 1937       | C               |                              |
| 317           | 35 San Rafael Way | 3099016    | 1925       | C               |                              |
| 318           | 40 San Rafael Way | 3098004    | 1923       | C               |                              |
| 319           | 45 San Rafael Way | 3099015    | 1935       | C               |                              |
| 320           | 50 San Rafael Way | 3098005    | 1935       | C               |                              |
| 321           | 55 San Rafael Way | 3099014    | 1936       | C               |                              |
| 322           | 65 San Rafael Way | 3099013    | 1926       | C               |                              |
| 323           | 72 San Rafael Way | 3098006    | 1922       | C               |                              |
| 324           | 75 San Rafael Way | 3099012    | 1927       | C               | 27                           |
| 325           | 76 San Rafael Way | 3098007    | 1915       | NC              |                              |
| 326           | 95 San Rafael Way | 3099010    | 1926       | C               |                              |
| 327           | 2 Santa Ana Ave   | 3071029    | 1924       | C               |                              |
| 328           | 5 Santa Ana Ave   | 3072027    | 1925       | C               |                              |
| 329           | 15 Santa Ana Ave  | 3072026    | 1925       | C               |                              |
| 330           | 20 Santa Ana Ave  | 3071002    | 1922       | C               |                              |
| 331           | 24 Santa Ana Ave  | 3071003    | 1924       | C               |                              |
| 332           | 25 Santa Ana Ave  | 3072025    | 1922       | C               |                              |
| 333           | 30 Santa Ana Ave  | 3071004    | 1924       | C               |                              |

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|---------------|--------------------|------------|------------|-----------------|------------------------------|
| 334           | 35 Santa Ana Ave   | 3072024    | 1917       | C               |                              |
| 335           | 40 Santa Ana Ave   | 3071005    | 1924       | C               |                              |
| 336           | 41 Santa Ana Ave   | 3072023    | 1922       | C               |                              |
| 337           | 45 Santa Ana Ave   | 3072022    | 1956       | NC              |                              |
| 338           | 50 Santa Ana Ave   | 3071006    | 1922       | C               |                              |
| 339           | 54 Santa Ana Ave   | 3071007    | 1939       | C               |                              |
| 340           | 55 Santa Ana Ave   | 3072021A   | 1927       | C               |                              |
| 341           | 60 Santa Ana Ave   | 3071008    | 1917       | C               |                              |
| 342           | 65 Santa Ana Ave   | 3072020    | 1923       | C               |                              |
| 343           | 66 Santa Ana Ave   | 3071009    | 1922       | C               |                              |
| 344           | 72 Santa Ana Ave   | 3071010    | 1953       | C               |                              |
| 345           | 75 Santa Ana Ave   | 3072019    | 1918       | C               | F17                          |
| 346           | 80 Santa Ana Ave   | 3071011    | 1924       | C               |                              |
| 347           | 85 Santa Ana Ave   | 3072018    | 1925       | C               |                              |
| 348           | 89 Santa Ana Ave   | 3072017    | 1925       | C               |                              |
| 349           | 90 Santa Ana Ave   | 3071012    | 1927       | C               |                              |
| 350           | 110 Santa Ana Ave  | 3101002    | 1925       | C               |                              |
| 351           | 115 Santa Ana Ave  | 3102020    | 1953       | C               |                              |
| 352           | 120 Santa Ana Ave  | 3101003    | 1913       | C               |                              |
| 353           | 125 Santa Ana Ave  | 3102019    | 1922       | C               |                              |
| 354           | 130 Santa Ana Ave  | 3101004    | 1948       | C               |                              |
| 355           | 131 Santa Ana Ave  | 3102018    | 1932       | C               |                              |
| 356           | 141 Santa Ana Ave  | 3102017    | 1960       | NC              |                              |
| 357           | 150 Santa Ana Ave  | 3101005    | 1922       | C               |                              |
| 358           | 151 Santa Ana Ave  | 3102016    | 1927       | C               |                              |
| 359           | 157 Santa Ana Ave  | 3102015    | 1922       | C               |                              |
| 360           | 160 Santa Ana Ave  | 3101006    | 1924       | C               |                              |
| 361           | 165 Santa Ana Ave  | 3102014    | 1934       | C               | 28                           |
| 362           | 170 Santa Ana Ave  | 3101007    | 1922       | C               |                              |
| 363           | 180 Santa Ana Ave  | 3101008    | 1924       | C               |                              |
| 364           | 195 Santa Ana Ave  | 3102013    | 1948       | C               |                              |
| 365           | 14 Santa Clara Ave | 2989A031   | 1925       | C               | 29                           |
| 366           | 15 Santa Clara Ave | 2987A014   | 1925       | C               |                              |
| 367           | 20 Santa Clara Ave | 2989A003   | 1925       | C               |                              |
| 368           | 25 Santa Clara Ave | 2987A013   | 1925       | C               |                              |
| 369           | 30 Santa Clara Ave | 2989A004   | 1925       | C               |                              |
| 370           | 35 Santa Clara Ave | 2987A012   | 1923       | C               | 30                           |
| 371           | 40 Santa Clara Ave | 2989A005   | 1925       | C               |                              |

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|---------------|---------------------|------------|------------|-----------------|------------------------------|
| 372           | 50 Santa Clara Ave  | 2989A006   | 1925       | C               |                              |
| 373           | 55 Santa Clara Ave  | 3076030    | 1937       | C               | 31                           |
| 374           | 60 Santa Clara Ave  | 2989A007   | 1926       | C               |                              |
| 375           | 65 Santa Clara Ave  | 3076029    | 1925       | C               | F11                          |
| 376           | 70 Santa Clara Ave  | 2989A008   | 1932       | C               |                              |
| 377           | 75 Santa Clara Ave  | 3076028    | 1937       | C               | 32                           |
| 378           | 80 Santa Clara Ave  | 2989A009   | 1923       | C               |                              |
| 379           | 98 Santa Clara Ave  | 2989A010   | 1924       | C               |                              |
| 380           | 110 Santa Clara Ave | 3072A001   | 1925       | C               |                              |
| 381           | 118 Santa Clara Ave | 3072A002   | 1922       | C               |                              |
| 382           | 124 Santa Clara Ave | 3072A003   | 1921       | C               | F18                          |
| 383           | 145 Santa Clara Ave | 3076065    | 1921       | C               |                              |
| 384           | 200 Santa Clara Ave | 3073001    | 1929       | C               | 33                           |
| 385           | 214 Santa Clara Ave | 3073027    | 1923       | C               | 33                           |
| 386           | 215 Santa Clara Ave | 3074017    | 1924       | C               |                              |
| 387           | 230 Santa Clara Ave | 3073004    | 1923       | C               |                              |
| 388           | 235 Santa Clara Ave | 3074016    | 1925       | C               |                              |
| 389           | 240 Santa Clara Ave | 3073005    | 1922       | C               |                              |
| 390           | 245 Santa Clara Ave | 3074015    | 1928       | C               |                              |
| 391           | 250 Santa Clara Ave | 3073007    | 1923       | C               |                              |
| 392           | 255 Santa Clara Ave | 3074014    | 1938       | C               |                              |
| 393           | 256 Santa Clara Ave | 3073008    | 1926       | C               |                              |
| 394           | 260 Santa Clara Ave | 3073009    | 1923       | C               |                              |
| 395           | 265 Santa Clara Ave | 3074013    | 1924       | C               |                              |
| 396           | 270 Santa Clara Ave | 3073010    | 1923       | C               |                              |
| 397           | 275 Santa Clara Ave | 3074012    | 1922       | C               |                              |
| 398           | 290 Santa Clara Ave | 3073012    | 1927       | C               |                              |
| 399           | 301 Santa Clara Ave | 3104020    | 1929       | C               |                              |
| 400           | 310 Santa Clara Ave | 3103002    | 1917       | C               |                              |
| 401           | 315 Santa Clara Ave | 3104018    | 1929       | NC              |                              |
| 402           | 320 Santa Clara Ave | 3103003    | 1954       | C               |                              |
| 403           | 330 Santa Clara Ave | 3103024    | 1924       | C               |                              |
| 404           | 333 Santa Clara Ave | 3104017    | 1951       | C               |                              |
| 405           | 344 Santa Clara Ave | 3103007    | 1922       | C               |                              |
| 406           | 345 Santa Clara Ave | 3104016    | 1924       | C               |                              |
| 407           | 354 Santa Clara Ave | 3103008    | 1924       | C               |                              |
| 408           | 355 Santa Clara Ave | 3104015    | 1928       | C               |                              |
| 409           | 365 Santa Clara Ave | 3104014    | 1939       | C               |                              |

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|---------------|----------------------|------------|------------|-----------------|------------------------------|
| 410           | 372 Santa Clara Ave  | 3103009    | 1923       | C               |                              |
| 411           | 375 Santa Clara Ave  | 3104013    | 1940       | C               |                              |
| 412           | 380 Santa Clara Ave  | 3103011    | 1936       | C               |                              |
| 413           | 385 Santa Clara Ave  | 3104030    | 1917       | C               |                              |
| 414           | 2 Santa Monica Way   | 3076A017   | 1926       | C               |                              |
| 415           | 11 Santa Monica Way  | 2987A011   | 1923       | C               |                              |
| 416           | 17 Santa Monica Way  | 2987A010   | 1927       | C               |                              |
| 417           | 18 Santa Monica Way  | 3076A018   | 1923       | C               |                              |
| 418           | 21 Santa Monica Way  | 2987A009   | 1922       | C               |                              |
| 419           | 24 Santa Monica Way  | 3076A019   | 1923       | C               |                              |
| 420           | 27 Santa Monica Way  | 2987A008   | 1986       | NC              |                              |
| 421           | 30 Santa Monica Way  | 3076A020   | 1924       | C               |                              |
| 422           | 33 Santa Monica Way  | 2987A007   | 1918       | C               |                              |
| 423           | 37 Santa Monica Way  | 2987A006   | 1918       | C               |                              |
| 424           | 40 Santa Monica Way  | 3076A021   | 1923       | C               |                              |
| 425           | 41 Santa Monica Way  | 2987A005   | 1924       | C               |                              |
| 426           | 45 Santa Monica Way  | 2987A004   | 1923       | C               |                              |
| 427           | 50 Santa Monica Way  | 3076A022   | 1924       | C               |                              |
| 428           | 55 Santa Monica Way  | 2987A003   | 1924       | C               | 34                           |
| 429           | 56 Santa Monica Way  | 3076A031   | 1961       | NC              |                              |
| 430           | 60 Santa Monica Way  | 3076A032   | 1918       | C               |                              |
| 431           | 66 Santa Monica Way  | 3076A025   | 1925       | C               |                              |
| 432           | 70 Santa Monica Way  | 3076A026   | 1918       | C               |                              |
| 433           | 72 Santa Monica Way  | 3076A027   | 1922       | C               |                              |
| 434           | 75 Santa Monica Way  | 3013A029   | 1962       | NC              |                              |
| 435           | 80 Santa Monica Way  | 3076A028   | 1924       | C               |                              |
| 436           | 85 Santa Monica Way  | 3013A013   | 1925       | C               | 35                           |
| 437           | 90 Santa Monica Way  | 3076A029   | 1921       | C               |                              |
| 438           | 94 Santa Monica Way  | 3076A030   | 1934       | C               |                              |
| 439           | 120 Santa Monica Way | 3011A022   | 1952       | C               |                              |
| 440           | 130 Santa Monica Way | 3011A022A  | 1939       | C               |                              |
| 441           | 140 Santa Monica Way | 3011A023   | 1923       | C               |                              |
| 442           | 145 Santa Monica Way | 3013015    | 1923       | C               |                              |
| 443           | 149 Santa Monica Way | 3013014    | 1926       | C               |                              |
| 444           | 1 Santa Paula Ave    | 3013030    | 1924       | C               |                              |
| 445           | 2 Santa Paula Ave    | 3013A026   | 1924       | C               |                              |
| 446           | 9 Santa Paula Ave    | 3013029    | 1923       | C               |                              |
| 447           | 14 Santa Paula Ave   | 3013A002   | 1923       | C               |                              |

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|---------------|---------------------|------------|------------|-----------------|------------------------------|
| 448           | 15 Santa Paula Ave  | 3013028    | 1925       | C               |                              |
| 449           | 20 Santa Paula Ave  | 3013A003   | 1923       | C               |                              |
| 450           | 21 Santa Paula Ave  | 3013027    | 1925       | C               |                              |
| 451           | 25 Santa Paula Ave  | 3013026    | 1923       | C               |                              |
| 452           | 30 Santa Paula Ave  | 3013A004   | 1924       | C               |                              |
| 453           | 33 Santa Paula Ave  | 3013025    | 1927       | C               |                              |
| 454           | 37 Santa Paula Ave  | 3013024    | 1923       | C               |                              |
| 455           | 40 Santa Paula Ave  | 3013A005   | 1923       | C               |                              |
| 456           | 42 Santa Paula Ave  | 3013A006   | 1923       | C               |                              |
| 457           | 45 Santa Paula Ave  | 3013023    | 1923       | C               |                              |
| 458           | 50 Santa Paula Ave  | 3013A007   | 1927       | C               |                              |
| 459           | 51 Santa Paula Ave  | 3013022    | 1923       | C               |                              |
| 460           | 55 Santa Paula Ave  | 3013021    | 1926       | C               |                              |
| 461           | 56 Santa Paula Ave  | 3013A008   | 1924       | C               |                              |
| 462           | 61 Santa Paula Ave  | 3013020    | 1951       | C               |                              |
| 463           | 66 Santa Paula Ave  | 3013A009   | 1923       | C               |                              |
| 464           | 69 Santa Paula Ave  | 3013019    | 1922       | C               |                              |
| 465           | 70 Santa Paula Ave  | 3013A010   | 1919       | C               |                              |
| 466           | 73 Santa Paula Ave  | 3013016    | 1924       | C               |                              |
| 467           | 80 Santa Paula Ave  | 3013A011   | 1924       | C               |                              |
| 468           | 90 Santa Paula Ave  | 3013A012   | 1924       | C               |                              |
| 469           | 95 Santa Paula Ave  | 3013017    | 1951       | C               |                              |
| 470           | 100 Santa Paula Ave | 3076A001   | 1925       | C               |                              |
| 471           | 101 Santa Paula Ave | 3011A021   | 1937       | C               |                              |
| 472           | 111 Santa Paula Ave | 3011A020   | 1922       | C               |                              |
| 473           | 114 Santa Paula Ave | 3076A002   | 1924       | C               |                              |
| 474           | 120 Santa Paula Ave | 3076A003   | 1926       | C               |                              |
| 475           | 125 Santa Paula Ave | 3011A019   | 1937       | C               |                              |
| 476           | 135 Santa Paula Ave | 3011A018   | 1926       | C               |                              |
| 477           | 145 Santa Paula Ave | 3011A017   | 1953       | C               |                              |
| 478           | 150 Santa Paula Ave | 3076A004   | 1952       | C               |                              |
| 479           | 200 Santa Paula Ave | 3076001    | 1922       | C               |                              |
| 480           | 212 Santa Paula Ave | 3076003    | 1927       | C               |                              |
| 481           | 220 Santa Paula Ave | 3076004    | 1940       | C               |                              |
| 482           | 224 Santa Paula Ave | 3076005    | 1938       | C               |                              |
| 483           | 225 Santa Paula Ave | 3078028    | 1936       | C               |                              |
| 484           | 230 Santa Paula Ave | 3076006    | 1922       | C               |                              |
| 485           | 233 Santa Paula Ave | 3078027    | 1922       | C               |                              |

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|---------------|----------------------|------------|------------|-----------------|------------------------------|
| 486           | 235 Santa Paula Ave  | 3078026    | 1925       | C               |                              |
| 487           | 240 Santa Paula Ave  | 3076007    | 1924       | C               |                              |
| 488           | 244 Santa Paula Ave  | 3076008    | 1925       | C               |                              |
| 489           | 245 Santa Paula Ave  | 3078025    | 1951       | NC              |                              |
| 490           | 250 Santa Paula Ave  | 3076009    | 1926       | C               |                              |
| 491           | 254 Santa Paula Ave  | 3076010    | 1958       | NC              |                              |
| 492           | 255 Santa Paula Ave  | 3078024    | 1937       | C               |                              |
| 493           | 261 Santa Paula Ave  | 3078023    | 1934       | C               |                              |
| 494           | 262 Santa Paula Ave  | 3076011    | 1922       | C               |                              |
| 495           | 265 Santa Paula Ave  | 3078022    | 1961       | NC              |                              |
| 496           | 266 Santa Paula Ave  | 3076012    | 1928       | C               |                              |
| 497           | 272 Santa Paula Ave  | 3076013    | 1920       | C               |                              |
| 498           | 299 Santa Paula Ave  | 3078021    | 1928       | C               |                              |
| 499           | 25 St. Francis Blvd  | 3069020    | 1916       | C               |                              |
| 500           | 45 St. Francis Blvd  | 3069008    | 1921       | C               |                              |
| 501           | 66 St. Francis Blvd  | 3099019    | 1921       | C               |                              |
| 502           | 98 St. Francis Blvd  | 3099001    | 1929       | C               |                              |
| 503           | 100 St. Francis Blvd | 3100020    | 1928       | C               | 36                           |
| 504           | 101 St. Francis Blvd | 3070012    | 1924       | C               |                              |
| 505           | 135 St. Francis Blvd | 3070011    | 1922       | C               |                              |
| 506           | 136 St. Francis Blvd | 3100001    | 1948       | C               |                              |
| 507           | 200 St. Francis Blvd | 3101019    | 1922       | C               |                              |
| 508           | 201 St. Francis Blvd | 3071014    | 1926       | C               |                              |
| 509           | 235 St. Francis Blvd | 3071013    | 1922       | C               |                              |
| 510           | 240 St. Francis Blvd | 3101001    | 1932       | C               |                              |
| 511           | 300 St. Francis Blvd | 3102021    | 1922       | C               |                              |
| 512           | 301 St. Francis Blvd | 3072016    | 1920       | C               |                              |
| 513           | 335 St. Francis Blvd | 3072015    | 1924       | C               |                              |
| 514           | 340 St. Francis Blvd | 3102001    | 1925       | C               | 37                           |
| 515           | 402 St. Francis Blvd | 3103023    | 1925       | C               |                              |
| 516           | 405 St. Francis Blvd | 3073014    | 1948       | C               |                              |
| 517           | 435 St. Francis Blvd | 3073013    | 1926       | C               |                              |
| 518           | 440 St. Francis Blvd | 3103001    | 1923       | C               |                              |
| 519           | 501 St. Francis Blvd | 3074010    | 1950       | C               |                              |
| 520           | 531 St. Francis Blvd | 3074008    | 1928       | C               |                              |
| 521           | 600 St. Francis Blvd | 3105011    | 1928       | C               |                              |
| 522           | 601 St. Francis Blvd | 3075006    | 1918       | C               |                              |
| 523           | 625 St. Francis Blvd | 3075005    | 1926       | C               |                              |

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|---------------|----------------------|------------|------------|-----------------|------------------------------|
| 524           | 630 St. Francis Blvd | 3105001    | 1928       | C               | 38                           |
| 525           | 10 Terrace Drive     | 3072A035   | 1964       | NC              |                              |
| 526           | 15 Terrace Drive     | 2989A032   | 1921       | C               |                              |
| 527           | 20 Terrace Drive     | 3072A036   | 1967       | NC              |                              |
| 528           | 25 Terrace Drive     | 2989A016   | 1921       | C               |                              |
| 529           | 30 Terrace Drive     | 3072A037   | 1927       | C               |                              |
| 530           | 33 Terrace Drive     | 2989A015   | 1919       | C               |                              |
| 531           | 39 Terrace Drive     | 2989A014   | 1919       | NC              |                              |
| 532           | 40 Terrace Drive     | 3072A019   | 1916       | C               |                              |
| 533           | 45 Terrace Drive     | 2989A013   | 1951       | C               |                              |
| 534           | 50 Terrace Drive     | 3072A020   | 1916       | C               |                              |
| 535           | 55 Terrace Drive     | 2989A012   | 1924       | C               |                              |
| 536           | 60 Terrace Drive     | 3072A026   | 1916       | C               |                              |
| 537           | 65 Terrace Drive     | 2989A011   | 1925       | C               |                              |
| 538           | 66 Terrace Drive     | 3072A027   | 1957       | NC              |                              |
| 539           | 70 Terrace Drive     | 3072A023   | 1922       | C               |                              |
| 540           | 76 Terrace Drive     | 3072A024   | 1922       | C               |                              |
| 541           | 80 Terrace Drive     | 3072A025   | 1920       | C               |                              |
| 542           | 101 Terrace Drive    | 3076027    | 1924       | C               |                              |
| 543           | 111 Terrace Drive    | 3076062    | 1990       | NC              |                              |
| 544           | 115 Terrace Drive    | 3076061    | 1920       | C               |                              |
| 545           | 119 Terrace Drive    | 3076060    | 1926       | C               |                              |
| 546           | 121 Terrace Drive    | 3076059    | 1932       | C               |                              |
| 547           | 125 Terrace Drive    | 3076058    | 1927       | C               |                              |
| 548           | 129 Terrace Drive    | 3076057    | 1924       | C               |                              |
| 549           | 135 Terrace Drive    | 3076056    | 1926       | C               |                              |
| 550           | 141 Terrace Drive    | 3076055    | 1925       | C               |                              |
| 551           | 145 Terrace Drive    | 3076053    | 1926       | C               |                              |
| 552           | 149 Terrace Drive    | 3076052    | 1927       | C               |                              |
| 553           | 153 Terrace Drive    | 3076051    | 1925       | C               |                              |
| 554           | 155 Terrace Drive    | 3076050    | 2009       | NC              |                              |
| 555           | 165 Terrace Drive    | 3076048    | 1936       | C               |                              |
| 556           | 171 Terrace Drive    | 3076003A   | 1962       | NC              |                              |
| 557           | 11 Yerba Buena Ave   | 3076A016   | 1936       | C               |                              |
| 558           | 15 Yerba Buena Ave   | 3076A015   | 1921       | C               |                              |
| 559           | 20 Yerba Buena Ave   | 3076032    | 1928       | C               |                              |
| 560           | 21 Yerba Buena Ave   | 3076A014   | 1927       | C               |                              |
| 561           | 24 Yerba Buena Ave   | 3076033    | 1926       | C               |                              |

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|---------------|---------------------|------------|------------|-----------------|------------------------------|
| 562           | 30 Yerba Buena Ave  | 3076034    | 1950       | C               |                              |
| 563           | 31 Yerba Buena Ave  | 3076A013   | 1919       | C               |                              |
| 564           | 34 Yerba Buena Ave  | 3076035    | 1923       | C               |                              |
| 565           | 35 Yerba Buena Ave  | 3076A012   | 1919       | C               |                              |
| 566           | 44 Yerba Buena Ave  | 3076063    | 1925       | C               |                              |
| 567           | 45 Yerba Buena Ave  | 3076A010   | 1918       | C               |                              |
| 568           | 50 Yerba Buena Ave  | 3076038    | 1927       | C               |                              |
| 569           | 51 Yerba Buena Ave  | 3076A009   | 1924       | C               |                              |
| 570           | 55 Yerba Buena Ave  | 3076A008   | 1924       | C               |                              |
| 571           | 56 Yerba Buena Ave  | 3076039    | 1922       | C               |                              |
| 572           | 57 Yerba Buena Ave  | 3076A007   | 1924       | C               |                              |
| 573           | 60 Yerba Buena Ave  | 3076040    | 1948       | C               |                              |
| 574           | 66 Yerba Buena Ave  | 3076041    | 1963       | NC              |                              |
| 575           | 70 Yerba Buena Ave  | 3076042    | 1923       | C               |                              |
| 576           | 75 Yerba Buena Ave  | 3076A006   | 1926       | C               |                              |
| 577           | 80 Yerba Buena Ave  | 3076043    | 1925       | C               |                              |
| 578           | 85 Yerba Buena Ave  | 3076A005   | 1951       | C               |                              |
| 579           | 90 Yerba Buena Ave  | 3076045    | 1941       | C               | 39                           |
| 580           | 100 Yerba Buena Ave | 3078033    | 1926       | C               |                              |
| 581           | 101 Yerba Buena Ave | 3011A015   | 1950       | C               |                              |
| 582           | 115 Yerba Buena Ave | 3011A014   | 1925       | C               |                              |
| 583           | 125 Yerba Buena Ave | 3011A013   | 1928       | C               |                              |
| 584           | 130 Yerba Buena Ave | 3078002    | 1925       | C               |                              |
| 585           | 136 Yerba Buena Ave | 3078003    | 1927       | C               |                              |
| 586           | 140 Yerba Buena Ave | 3078004    | 1924       | C               |                              |
| 587           | 150 Yerba Buena Ave | 3078005    | 1923       | C               |                              |
| 588           | 152 Yerba Buena Ave | 3078034    | 1994       | NC              |                              |
| 589           | 154 Yerba Buena Ave | 3078035    | 1922       | C               |                              |
| 590           | 155 Yerba Buena Ave | 3011039    | 1922       | C               |                              |
| 591           | 160 Yerba Buena Ave | 3078038    | 1923       | C               |                              |

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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

LANDSCAPE ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
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**Period of Significance**

1912-1954

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1954

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Gutterson, Henry H.

Masten & Hurd

Strothoff, Charles F.

(continued Section 8 pages 223-224)

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**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.)

St. Francis Wood 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 for its association with the establishment of designed and planned residence parks in streetcar suburbs in San Francisco after the 1906 earthquake and fire. The district is also eligible at the local level of significance under Criterion C in the areas of Architecture and Landscape Architecture as the representative work of a significant collection of architects and landscape architects within a unified plan. St. Francis Wood is representative of the overall planning components of a residence park, possessing a significant concentration, linkage, and continuity of landscaped streets and boulevards, community parks and other open spaces, and architect-designed single-family residences of varying architectural styles, united historically and aesthetically by a cohesive plan and built in a relatively compressed period of physical development. The period of significance begins in 1912, when lots in St. Francis Wood went on the market and concludes in 1954 with the death of supervising architect Henry H. Gutterson, responsible for reviewing all house designs prior to construction, and the widening of Portola Drive, which resulted in some changes along the northwest edge of the district. A district in which only a small percentage of typical buildings are moved does not need to satisfy Criteria Consideration B: Moved Properties.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Moved Buildings**

Four houses were moved on their original lots in 1954 to accommodate the widening of Portola Drive and the Tract Office was relocated from St. Francis Circle to Santa Clara Avenue early in the period of significance. These relocations, all within the historic district, have not adversely impacted the integrity of the district as a whole. The moved buildings are integral parts of the historic district. As a result of the Portola Drive widening, the boundary pillars at San Lorenzo Way, Santa Clara Avenue, Terrace Drive, San Leandro Way, and San Fernando Way were moved southward to mark the new entrance locations, and the more elaborate entrance structure at San Anselmo and Santa Ana Avenues was moved or rebuilt in-kind approximately 32 feet to the south to correspond to the new entrance spanning these two streets. These are integral parts of the historic district and they were moved within their specific parcels, owned and maintained by SFHA. All of these relocations occurred along the northwestern edge of the historic district, with the exception of the office.

### **Criterion A: Community Planning and Development**

St. Francis Wood is associated with the establishment of designed and planned residence parks in streetcar suburbs of San Francisco after the 1906 earthquake and fire.<sup>7</sup> The district is representative of the overall planning components of a residence park, including the use of deed

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<sup>7</sup> Richard Brandi and Denise Bradley, *Gardens in the City: San Francisco Residence Parks, 1906-1940, Historic Context Statement*. For the San Francisco Planning Department, October 2016.

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restrictions for use, design, and ownership. It possesses a significant concentration, linkage, and continuity of landscaped streets and boulevards, community parks and other open spaces. It also has a collection of single-family residences of varying architectural styles, often architect designed. All these components are united historically and aesthetically by a cohesive plan and design guidelines, and the neighborhood was built out in a relatively compressed time frame.

The residence park is located on the western slope of San Francisco's highest peak, Mt. Davidson. It is bounded by Portola Drive to the north and northwest; San Pablo, Yerba Buena, and Santa Paula Avenues and San Jacinto Way to the east and southeast; San Andreas Way and Monterey Boulevard to the south; and Junipero Serra Boulevard to the west. San Francisco's residence parks were influenced by nineteenth-century British and American suburban planning principles, as well as the City Beautiful movement. In the span of time after the 1906 earthquake and before the 1929 stock market crash, San Francisco and Bay Area developers, working in tandem with highly skilled architects, urban planners, and landscape architects, created more than a dozen residence parks characterized by spacious and thoughtfully designed single-family houses surrounded by landscaped streets, small neighborhood parks, and other amenities. Residence parks appealed to buyers from San Francisco's growing professional and managerial classes, although a few were geared toward people with more modest incomes. St. Francis Wood is one of the largest and most elaborately planned of these neighborhoods in San Francisco.

While usually identified as residence parks to emphasize their park-like setting, they were sometimes dubbed "restricted parks" because of the deed restrictions that controlled three major aspects of the community's development: use, design, and ownership. Restrictions were placed on the types of uses allowed, limiting commercial or industrial enterprise, which were typically deemed to be nuisances and intrusive to residential neighborhoods. Furthermore, each development had its own set of design guidelines or standards with respect to approvable development on the residential lots. The purchase of a home parcel came with specific design criteria and restrictions related to the size, cost, placement, design, setback, and scale of the houses that could be built. Ownership exclusions, based on race dictated who was eligible to purchase or rent within residence parks in San Francisco. After World War II and the outcome of 1948 United States Supreme Court Case *Shelley v. Kraemer*, racial covenants were ruled unenforceable, and San Francisco's neighborhoods slowly diversified.<sup>8</sup> St. Francis Wood's residents represent an ethnic diversity broadly reflective of San Francisco as a whole.

In the first three decades of the twentieth century, residential developers built approximately a dozen major residence parks in San Francisco, including St. Francis Wood, which remains one of the largest and most fully realized examples in the city. In addition to its high-quality, architect-designed entry portals, fountains, belvedere, and street furniture designed by architect John Galen Howard, the neighborhood retains its overall plan and landscape design by the nationally known Olmsted Brothers Landscape Architects. St. Francis Wood contains hundreds of architecturally significant single-family dwellings designed by many of San Francisco's best-known and most accomplished architects.

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<sup>8</sup> *Shelley v. Kraemer*, United States Supreme Court 334 U.S. 1 (1948).

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### Residence Park Movement

The origins of residence parks can be found in earlier movements to create master-planned communities called “garden suburbs.” Independent, self-sufficient communities with shops and civic buildings, garden suburbs presented idealized living standards with artistic and pastoral elements. Intended as residential retreats from congested and sometimes squalid cities, garden suburbs were nevertheless connected to their host cities (where most employed residents worked) by train or streetcar, and later the automobile. In his study *Paradise Planned*, architect and scholar Robert A. M. Stern identified 954 garden suburbs in thirty-five countries. The early twentieth century saw the greatest interest in creating these communities in the United States. Stern counts at least twenty garden suburbs built before 1900 in the United States, rising to 145 by 1920.<sup>9</sup>

The American garden suburb evolved from British examples going back to the late nineteenth century, including the work of William Alexander Harvey in Bourneville, near Birmingham, and Ebenezer Howard’s Letchworth Garden City outside London. American travelers remarked favorably upon these communities, often contrasting them to typically haphazardly planned and chaotic American cities. During the late nineteenth century, increasing congestion and squalor brought on by industrialization and an uptick in population brought on by migration of rural Americans and foreign immigrants in search of work, finally created a demand for urban planning in the United States. Nevertheless, as conditions worsened in many cities during the 1890s, some upper-middle-class Americans sought to leave the city behind altogether for new master-planned communities that combined the convenience of proximity to the city with the clean air, lack of congestion, and beauty of the countryside.<sup>10</sup> An early example is Riverside, Illinois, designed by Frederick Law Olmsted and Calvert Vaux. In 1896, Grosvenor Atterbury and the Olmsted Brothers began work on Forest Hills Gardens, in Queens, New York, the most fully realized American garden suburb of the nineteenth century.

Influenced by the nascent garden city movement, as well as the concurrent City Beautiful movement, with its focus on Beaux-Arts planning principles, San Francisco took a lead in the development of the residence park during the early twentieth century. A residence park is a planned residential tract within the boundaries of an existing city that incorporates many of the characteristics of a garden suburb. From 1904 to 1920, a little more than a dozen residence parks were developed in San Francisco including, and not limited to: Presidio Terrace (1904), Jordan Park (1906), West Clay Park (1910), Ingleside Terraces (1911), Mission Terrace (1911), Forest Hill and Forest Hill Extension (1912), St. Francis Wood (1912), Lincoln Manor (1913), Sea Cliff (1913), Westwood Park (1917), Balboa Terrace (1920), and Westwood Highlands (1924).

Local developers created subdivisions of spacious and thoughtfully designed Period Revival-style, single-family houses surrounded by landscaped medians and sidewalk strips, small

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<sup>9</sup> Robert A. M. Stern, David Fishman, Jacob Tilove, *Paradise Planned: The Garden Suburb and the Modern City* (New York: The Monacelli Press, 2013), 48.

<sup>10</sup> John Archer, “Country and City in the American Romantic Suburb,” *Journal of the Society of Architectural Historians*, 42:2, May 1983, 139-156.

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neighborhood parks, and other amenities such as clubhouses, tennis courts, and community parking garages for the growing number of automobiles. These neighborhoods principally appealed to buyers from San Francisco's growing professional and managerial classes, although some, such as Mission Terrace and Westwood Park, were designed specifically for middle class occupants.

San Francisco's residence parks are what Robert Stern terms "garden enclaves," neighborhood versions of a garden suburb, sharing many of the same ideals and traits, located within the city limits. In contrast to the garden suburb, which typically contained a small commercial district, most San Francisco residence parks are exclusively residential, although several, such as Forest Hill and West Portal Park, set aside a handful of lots for churches, schools, and apartments.<sup>11</sup>

Major factors that influenced the design and construction of San Francisco's residence parks during the early twentieth century included reconstruction efforts after the devastating 1906 earthquake and fire; regional rivalry with suburban communities in the East Bay and on the Peninsula that had recently built residence parks, including Piedmont near Oakland, Thousand Oaks in Berkeley, and San Mateo Park in San Mateo; the creation of San Francisco's Municipal Railway (Muni) in 1909; the construction and opening of the Twin Peaks streetcar tunnel between 1914 and 1917; the increasing adoption of personal automobiles in the 1920s; and associated municipal street improvements completed during this era.

### **Residential Development West of Twin Peaks**

In 1845, one year prior to the U.S. conquest of Alta California, the last Mexican governor of California, Don Pío Pico, granted 4,443 acres to José de Jesús Noé, a prominent Mexican resident, who had served as *alcalde*, or mayor, of the Pueblo of Yerba Buena in 1842. Rancho San Miguel, as Noé's landholding was called, encompassed the hilly spine of present-day San Francisco, including its highest peaks—then collectively known as the San Miguel Hills. Following his wife's death in 1848, Noé, who was increasingly cash-strapped due to growing legal expenses associated with repelling squatters and establishing title to his land, began selling off sections of his vast rancho. By the time he died in 1862, most of Rancho San Miguel had been sold. The less valuable core, including the San Miguel Hills and the adjoining sand dunes to the west, remained intact.

In 1880, a brilliant Prussian mining engineer named Adolph Sutro bought the remaining 1,200 acres of Rancho San Miguel. Sutro, who at one point owned one-twelfth of San Francisco, planted tens of thousands of eucalyptus, Monterey cypress, Monterey pines, and other trees on the land to create what became known as Sutro Forest, a private nature reserve running from Ocean Avenue northward over the San Miguel Hills to what became the Inner Sunset district.<sup>12</sup>

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<sup>11</sup> Robert A. M. Stern, David Fishman, Jacob Tilove, *Paradise Planned: The Garden Suburb and the Modern City* (New York: The Monacelli Press, 2013), 48.

<sup>12</sup> Robert E. Stewart, Jr. and Mary Frances Stewart, *Adolph Sutro: A Biography* (Berkeley, CA: Howell-North, 1962), 171. Originally part of the land held by Mission de Dolores, José de Jesús Noé was granted the original and much larger Rancho San Miguel by the Mexican government in 1845. Noé's Rancho was four times the size of Sutro's, and it ran east to San Jose Avenue and south to Daly City. The eastern part was

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Only a handful of dirt roads penetrated this vast forest, and only a few developed sites were located within its boundaries, including the Ingleside Racetrack (later Ingleside Terraces) and the City-owned and operated Alms House, established in 1862, (later Laguna Honda Hospital).<sup>13</sup>

In the early 1890s, Sutro sold his landholdings south of Ocean Avenue, and several realtors and speculators who platted this land with modest gridiron-plan subdivisions where individual homesteaders built widely scattered houses in what became San Francisco's Ocean View, Merced, and Ingleside (OMI) district. In contrast, the high-end Ingleside Terraces residence park was built on the site of the Ingleside Racetrack (established 1895), utilizing the oval footprint of the racetrack for its street plan. The rest of the Sutro Ranch, where the Forest Hill, St. Francis Wood, and Balboa Terrace residence parks are located, remained largely covered in trees, interrupted only by a handful of truck farms operated by Italian immigrants who rented the land from Sutro. Officially off-limits to most San Franciscans, hikers, hunters, and others nevertheless often trespassed on the fog-shrouded land, treating it as an unofficial city park.<sup>14</sup>

St. Francis Wood is entirely located within the boundaries of Sutro's portion of Rancho San Miguel. With the exception of a small area near the intersection of Terrace Drive and Portola Drive that was farmed, the area corresponding to St. Francis Wood was entirely forested. The only known structure on the land was a wooden flume used to carry water from reservoirs in San Mateo County to the Spring Valley Water Company's Laguna Honda Reservoir.<sup>15</sup>

### **Mason McDuffie Real Estate and Planning St. Francis Wood**

Following Adolph Sutro's death in 1898, his will forbade the sale of any of his real property, including the Sutro Ranch, until after the death of his last direct heir, with the proceeds to go to charity. Sutro's reasons for disposing of his property in this manner are unclear, although some have speculated that Sutro intended his land to become permanent open space to be enjoyed by all San Franciscans. Five of Sutro's six children opposed the provisions of their father's will, and they sued to have it overturned. In 1909, nearly a decade later, his heirs were successful in having Adolph Sutro's will declared null and void, and later that year the Sutro Ranch was put up for sale.<sup>16</sup>

Most of the Sutro Ranch was purchased by the Residential Development Corporation. Organized by prominent realtor A.S. Baldwin, the initial action was to survey and subdivide the ranch into a half-dozen smaller tracts that would eventually be sold off to other development firms, with the goal of creating a constellation of separate, but related, residence parks. As part of Baldwin's work, he zoned the land into several sections based on their development potential. In addition to

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developed in the 1860s and 1870s and became Noe Valley, Eureka Valley, Fairmont Heights, Glen Park, and Sunnyside. See Mae Silver, *Rancho San Miguel* (San Francisco: Ord Street Press, 2001), 59-76.

<sup>13</sup> Richard Brandi, "Farms, Fire, and Forest: Adolph Sutro and Development 'West of Twin Peaks,'" *The Argonaut: Journal of the San Francisco Museum and Historical Society*, 14:1, Summer 2003.

<sup>14</sup> Richard Brandi, "Farms, Fire, and Forest: Adolph Sutro and Development 'West of Twin Peaks,'" *The Argonaut: Journal of the San Francisco Museum and Historical Society*, 14:1, Summer 2003, page 40.

<sup>15</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 3.

<sup>16</sup> Richard Brandi, "Farms, Fire and Forest: Adolph Sutro and Development of West of Twin Peaks," *The Argonaut: Journal of the San Francisco Museum and Historical Society*, 14:1, Summer 2003.

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setting aside land for a commercial district near the west portal of the proposed Twin Peaks Tunnel, Baldwin reserved two heavily forested tracts for large-lot villa development, including the present-day neighborhoods of St. Francis Wood and Forest Hill. That same year, the Residential Development Corporation sold the tract that became Forest Hill to the Newell-Murdoch Company and 175 acres on the west slope of Mt. Davidson to the Mason-McDuffie Company that became St. Francis Wood. These two Berkeley-based developers had constructed several prestigious residence parks in the Berkeley/Oakland Hills, including Thousand Oaks (Newell-Murdoch) in Berkeley and Claremont and Northbrae (Mason-McDuffie) in Oakland.<sup>17</sup>

East Bay resident Duncan McDuffie was primarily responsible for conceiving and building St. Francis Wood.<sup>18</sup> In 1905, the 27-year-old McDuffie joined real estate broker Joseph Mason to form the Mason-McDuffie Company.<sup>19</sup> The firm was well-connected with the progressive wing of the California Republican Party, including future governor C. C. Young. Mason-McDuffie created several important residential developments immediately after the 1906 San Francisco earthquake and fire; the Claremont and Northbrae residence parks in Berkeley established their reputation.

Historian Marc A. Weiss places McDuffie among the first of the “community builders” who subdivided and sold land for a specific use. Community builders were developers who adopted a longer timeframe for sale, exerted a great deal of land use control, and insisted on higher design quality than what was used by other developers, even if such requirements delayed profits. Through deed restrictions, a private contract between the original seller and buyer of the lot, many conditions were imposed that restricted what an owner could do with his land. A purchaser was assured that his investment was safe from other buyers who might degrade the qualities that made the subdivision valuable.<sup>20</sup> These restrictions existed in other California communities, and McDuffie went further in breadth and mechanisms for enforcement. McDuffie established a homeowners association vested with the legal power to enforce covenants, maintain common areas, and make needed repairs to the tract infrastructure.

McDuffie was unique among San Francisco developers in that he hired the Olmsted Brothers, the nation’s most prestigious landscape architecture firm, known for designing large city parks, college campuses, and private estates. McDuffie engaged the Olmsted Brothers to revise the street plan done by a local engineer, lay out private parks, landscape the entire tract, and consult on designs for statuary and fountains.

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<sup>17</sup> Richard Brandi, *San Francisco’s St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 13.

<sup>18</sup> In a speech given in 1932, McDuffie said that he, as well as Louis Titus, C. C. Young, Perry T. Tompkins, and Elmer I. Rowell, scouted the property in March 1912. He credited the group with the concept for St. Francis Wood. Mark Wilson, “Mason-McDuffie and the Creation of St. Francis Wood.” *The Argonaut: The Journal of the San Francisco Museum & Historical Society*. Vol 5 No. 2, Fall 1994.

<sup>19</sup> The Mason-McDuffie Company included a number of special-purpose real-estate companies with Louis Titus, president and McDuffie as secretary. In 1906, C. C. Young and Perry T. Tompkins joined the firm. *Claremont Country Houses and Their Gardens*, Berkeley Architectural Heritage Association, 2000.

<sup>20</sup> Marc A. Weiss, *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning* (Washington, DC: BeardBooks, 2002; reprinted by Columbia University Press, 1987), 1-5, 58.

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Mason-McDuffie opened St. Francis Wood to potential homebuyers on October 12, 1912. When it debuted, all the streets and sidewalks had been graded and paved and the utilities were in the process of being installed to each lot. In addition, most of the public amenities, art, and street furniture, including the entrance pylons, loggias, fountains, as well as a small sales office, had been built. The project was a bit of a gamble. Although planning for the Twin Peaks Tunnel was underway, it would not be completed for another five years. In addition, like most residence parks, St. Francis Wood allowed no commercial development, and the closest commercial district was some distance away.<sup>21</sup> The lack of public transportation and commercial development hobbled sales in St. Francis Wood for several years, although a streetcar line was anticipated. The cutting of the Twin Peaks Tunnel to West Portal was intended to increase development on San Francisco's west side and lure those who had fled to East Bay after the 1906 earthquake to come back to San Francisco.

Another factor contributing to St. Francis Wood's slow start was the competition posed by several other high-end residence parks underway in the area, including Forest Hill (1912), Forest Hill Extension (1912), Ingleside Terraces (1912), and West Portal Park (1916). West Portal Park, by prolific residential builder Fernando Nelson, represented somewhat of a boon to St. Francis Wood, because unlike nearly all residence parks, it incorporated a sizable commercial district within easy walking distance of St. Francis Wood.

St. Francis Wood's initial offering consisted of 283 lots on a relatively flat section flanking St. Francis Boulevard between St. Francis Circle and the Belvedere. By 1915, only sixteen houses had been constructed, and most of these were built on speculation by Mason-McDuffie to generate interest.<sup>22</sup> Eleven houses were added in 1916, five more in 1917, and another six in 1918.<sup>23</sup>

Despite this inauspicious start, in 1917, Mason-McDuffie doubled down by expanding the tract northward, beyond San Anselmo Way to Portola Drive, as well as southward toward Monterey Boulevard. As part of this work, Mason-McDuffie also laid out two new curvilinear streets in the northern part of the tract: Santa Paula and San Pablo Avenues, which both reached out from the center of the tract toward Portola Drive. This expansion was the likely result of the anticipated, much-lauded opening of the Twin Peaks Tunnel, which finally brought streetcar service to the West Portal in February 1918. Six years later, in 1924, the final phase of development extended St. Francis Wood's boundaries southward to Monterey Boulevard along San Andreas Way and San Jacinto Way.<sup>24</sup> The completion of the tunnel had finally created the demand Mason-McDuffie envisioned.

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<sup>21</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 14.

<sup>22</sup> Sanborn Fire Insurance Map San Francisco, California, updated to 1915.

<sup>23</sup> From data provided by the St. Francis Homes Association. Does not include lot sales where no house was constructed.

<sup>24</sup> Some early sketches done by the Olmsted Brothers show the streets laid out as far east as Yerba Buena Avenue and Monterey Boulevard. This eastern portion was owned by the Residential Development Corporation and was later developed by Baldwin & Howell.

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Mason-McDuffie marketed St. Francis Wood as a refuge for affluent businessmen and their families, replete with implied guarantees of high property values, including a host of deed restrictions and a homeowners' association.<sup>25</sup> Homesites were, on average, twice the width of the standard San Francisco lot of 25 feet. Trees, community parks, and common open space were to be planted throughout the tract, along with the installation of a centrally located children's playground, clubhouse, and tennis courts. To ensure construction of only high-class homes, all architectural plans had to conform to design guidelines, minimum construction costs, and be submitted for approval by supervising architect Henry H. Gutterson. Mason-McDuffie established a homeowners' association with the power to enforce these rules, as well as the ability to levy funds from residents to pay for the maintenance of common areas, and periodic upgrades to streets, sidewalks, streetlights, and other infrastructure.<sup>26</sup>

Mason-McDuffie's initial business plan was to offer only unimproved lots (albeit with utilities installed) for sale. The partners soon realized that parcels with a house sold much faster than vacant lots. Mason-McDuffie started a construction firm and began offering to finance lot purchases and construction costs. By 1918, forty-six houses had been completed, reflecting a sudden uptick of interest in anticipation of the completion of Twin Peaks Tunnel that year.<sup>27</sup> Taking advantage of growing interest in the tract, Mason-McDuffie began offering stock architectural plans with the purchase of a lot. In 1919, the company hired several well-known architects to design several custom houses that it built on speculation. By 1922, Mason-McDuffie began marketing "Homes for All Purses." Under this program, buyers had several choices, ranging from unimproved lots to stock houses costing from \$8,750 to \$9,250, to custom-designed and built houses costing from \$10,250 to \$13,500.<sup>28</sup> In that year, Mason-McDuffie claimed that two-thirds of the lots in St. Francis Wood had been sold, even though most of the lots were still undeveloped.<sup>29</sup>

The early 1920s witnessed a tremendous building boom in St. Francis Wood, although the tract was too expensive for most San Franciscans. To meet the demand for houses at a slightly lower price point, Mason-McDuffie opened an extension to the original tract called St. Francis Gardens. This area, bounded by Portola Drive, Terrace Drive, and San Pablo Avenue, roughly doubled the size of St. Francis Wood. Although slightly lower priced, St. Francis Gardens still offered generous 40-to 50-foot-wide lots, ample landscaping, and access to the same parks, clubhouse, and other amenities available to all residents of St. Francis Wood.<sup>30</sup>

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<sup>25</sup> *San Francisco Chronicle*, October 12, 1912: Advertisement, 5.

<sup>26</sup> Unlike nearly every other neighborhood in San Francisco, the streets and sidewalks of St. Francis Wood belonged to the St. Francis Homes Association and were therefore maintained by local homeowners and not the San Francisco Department of Public Works.

<sup>27</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 14.

<sup>28</sup> "Own Your Home Weeks Proves Aid to Market Here." *San Francisco Chronicle*, January 28, 1922: 10; and "St. Francis Wood Market is Active." *San Francisco Chronicle*, February 11, 1922: 9.

<sup>29</sup> "Work on Two Residences Begun in St. Francis Wood." *San Francisco Chronicle*, March 11, 1922: 8. In September of that year, the firm held a weeklong close-out sale to dispose of the last eighty-one lots. The 45-foot-wide parcels were offered at \$1,755, with \$195 down payment, easy terms, and free house plans.

<sup>30</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 69.

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In 1923, Mason-McDuffie built thirty lower-cost houses in St. Francis Gardens on speculation and began aggressively marketing them to middle-class San Franciscans. In part, this was to hasten the build-out of the tract and avoid having to compete with several new lower-priced residence parks, including Westwood Park and Westwood Highlands, where the real estate firm Baldwin & Howell took care of every detail of the development process.<sup>31</sup> Throughout the 1920s, almost 350 houses were built in St. Francis Wood, sixty percent of the eventual total, with many designed by notable architects.

At the onset of the Great Depression in late 1929, only about one-quarter of the lots in St. Francis Wood remained unbuilt. By this time, St. Francis Wood had, as Mason-McDuffie intended, become an established upper-class community of professionals, including doctors, lawyers, businesspeople, and politicians. First and foremost, it was a family neighborhood, with three-quarters of all households at the time having young children, most of whom attended nearby schools. Although some drove, most residents rode the Municipal Railway to work downtown and did their shopping along nearby West Portal Avenue, which was (and remains) one of the largest and most varied neighborhood commercial districts in the West of Twin Peaks area.<sup>32</sup>

With the outbreak of World War II, only a handful of vacant lots remained in St. Francis Wood. Almost all private construction ceased in San Francisco during the War. In the uptick of housing construction after the War, St. Francis Wood saw the final build out of its parcels. Supervising architect Gutterson continued to review all proposed new house designs until his death in 1954, ensuring that early postwar houses remained compatible with the neighborhood. Another significant event in 1954 also had an impact on St. Francis Wood.

### **Widening of Portola Drive and Subsequent Relocation of Houses**

After World War II, local and state authorities widened many streets and built several freeways to accommodate the rapidly growing volume of regional vehicular traffic. The rights-of-way for these projects were acquired through unused, vacant, or industrial land wherever possible. In a city as dense as San Francisco, hundreds of houses were ultimately demolished or relocated to accommodate ever more automobile traffic. More than a thousand houses were demolished or moved to build Interstate 280 in the southeastern part of San Francisco. The development of Bay Area Rapid Transit (BART) also resulted in the removal or relocation of some residential properties.<sup>33</sup> Although house-moving became rare, it was once commonplace, especially in San Francisco. Houses were moved to widen streets and build freeways, and also to make space for apartment houses, government buildings, schools, playgrounds, and even the 1915 Panama Pacific International Exposition.<sup>34</sup>

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<sup>31</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 72.

<sup>32</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 201.

<sup>33</sup> "Supervisors' Group OK's Portola Drive Widening." *San Francisco Chronicle*, June 4, 1954: 1, 8.

<sup>34</sup> Bill Kostura, "Itinerant Houses: A History of San Francisco's House Moving Industry" in *The Argonaut: Journal of San Francisco Historical Society*, 10:1, Spring 1999; and Diane C. Donovan, *San Francisco Relocated* (Charleston, South Carolina: Arcadia Publishing, 2015).

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Relevant to the ongoing development of St. Francis Wood was the widening of Portola Drive.<sup>35</sup> In early June 1954, the Streets Committee of the San Francisco Board of Supervisors approved a plan to raze seventy-one buildings and remove another forty-five to widen Market Street and Portola Drive over Twin Peaks, from Castro Street to Sloat Boulevard. Over the objections of many residents, Supervisor Leo Halley concluded that “the good from widening the street far outbalances the inconvenience to a few people.”<sup>36</sup> As a result, many houses along Portola Drive, including some from St. Francis Wood, were moved throughout southeast San Francisco and northern San Mateo County.

Portola Drive was built on a portion of what had been the old Corbett Road, a horse and buggy dirt road dating from the 1860s that traversed Twin Peaks. Following the completion of the Twin Peaks Tunnel in 1917 and into the 1920s, the Department of Public Works incrementally extended Market Street, from Castro Street uphill along the eastern slope of Twin Peaks to where it intersects with Corbett Avenue.<sup>37</sup> From that point, Market Street became Portola Drive, one of several scenic boulevards constructed in the city during the 1920s and 1930s.<sup>38</sup> Assuming the function of the old Corbett Road, Portola Drive became the main auto route over Twin Peaks. As originally built, Portola Drive had two lanes of traffic, parking along both curbs, and many curves and grade changes as it followed the varied contours of the natural terrain.

The steady increase in homebuilding west of Twin Peaks during the 1920s produced an increase in motorists using Portola Drive, causing some congestion and many accidents. During the 1930s, local residents successfully resisted proposals to widen Portola Drive. The Department of Public Works converted the curbside parking into traffic lanes, doubling the number of traffic lanes from two to four.<sup>39</sup> This arrangement was extremely unsafe because it encouraged speeding and there was nowhere for disabled vehicles to stop. In response, the 1946 San Francisco Master Plan envisioned a freeway taking the place of Portola Drive. The *San Francisco Chronicle* editorialized in favor of the “Portola Freeway” saying, “Let’s get on with this job. Let’s design this future San Francisco as we want it, and strike out boldly to reach it.”<sup>40</sup>

Two years later, the freeway idea had been revised down to a six-lane, limited-access highway running from Castro Street to O’Shaughnessy Boulevard, at which point Portola Drive would become a six-lane, arterial controlled, cross traffic roadway. Even the transportation consultant hired to develop the plan said that the project was far too costly and that it would destroy far too much housing. He recommended simply widening the existing street from Corbett Avenue to

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<sup>35</sup> Richard Brandi, “The Transplanted Houses of Portola Drive,” *Outside Lands*. April-June 2021: Volume 17, Number 2, Western Neighborhoods Project.

<sup>36</sup> “Portola Widening.” *San Francisco Chronicle*, June 4, 1954: 1, 8.

<sup>37</sup> The Market Street extension generally followed Merritt and Falcon (not extant) Streets. Falcon was little more than a dirt path and was greatly widened in the process.

<sup>38</sup> The other scenic boulevards include Sloat Boulevard, the Great Highway, Camino Del Rey, and Twin Peaks Boulevard.

<sup>39</sup> The residents of St. Francis Wood who lived on the 1300–1600 blocks of Portola Drive opposed proposals to widen the street in 1930 and 1933, according to a monthly letter to St. Francis Wood residents by Herbert B. Holt, homeowner association president, July 24, 1933.

<sup>40</sup> “A San Francisco Story.” *San Francisco Chronicle*, September 23, 1946: 14.

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Sloat Boulevard.<sup>41</sup> Initially, the consultant thought the widening could be accomplished by merely narrowing the sidewalks—thereby sparing most private properties. Residents of neighborhoods along Portola Drive were opposed to any such widening. “I would rather have them take the whole house than nine feet at a time,” said Frank S. Fisk of 1385 Portola Drive. “They’ll get this plan over my dead body.”<sup>42</sup>

Traffic engineers quickly realized that Portola Drive could not be converted into a modern, high-speed arterial simply by narrowing the sidewalks. Rather, it would require four wide traffic lanes, parking lanes along each curb, and a center median for protected left turns. Dangerous curves in the existing roadway would also have to be reduced or eliminated to allow higher speeds. This approach required far more land than earlier plans—much of it occupied by existing houses.

By and large, all affected homeowners disliked the proposal to widen Portola Drive. Nearly all resented having their yards reduced in size, or worse, being uprooted entirely. Others thought that the money would be better spent on a proper freeway. “Aside from the destruction of the beauty of the neighborhood, we oppose it on general principles because city officials admit it is only a temporary expedient,” said St Francis Wood resident Walter E. Drobisch. Some neighborhood organizations supported the plan. The West of Twin Peaks Council (an umbrella group of neighborhood associations) voted seven to three in favor of the project.<sup>43</sup> San Francisco Mayor Elmer Robinson supported it, as well as a majority of the members of the Board of Supervisors.<sup>44</sup>

Opposition increased as detailed plans were prepared and individual properties were identified for removal or modification. “I will be without a garage, front or rear yard, for an unneeded parking lane project,” said Ben Dotson of 1441 Portola Drive. “The street is a speedway now and would become a death trap,” said Mrs. Marcella Fletcher, whose house at 1325 Portola Drive would be removed. Edith M. Gitsham, a widow at 1260 Portola Drive, said she had “lived in this beautiful view home for 24 years. I guess they will move my house back and in so doing our lovely roof garden will be destroyed.”<sup>45</sup> In fact, her entire house was removed. Some property owners complained that they were being paid less than it cost to buy a comparable house in another neighborhood. Some felt a perverse sense of relief, having lived for years under the threat that Portola Drive would be widened. At least now they knew how that change would affect them.<sup>46</sup>

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<sup>41</sup> “Twin Peaks Freeway Too Costly: Modest Changes in Portola Drive Urged.” *San Francisco Chronicle*, December 14, 1948: 3; and “More About Twin Peaks Road Plans.” *San Francisco Chronicle*, February 11, 1951: 3.

<sup>42</sup> “More About Twin Peaks Road Plans.” *San Francisco Chronicle*, February 11, 1951: 3.

<sup>43</sup> “Portola Widening.” *San Francisco Chronicle*, June 4, 1954: 1, 8.

<sup>44</sup> “Portola Widening.” *San Francisco Chronicle*, June 4, 1954: 1, 8.

<sup>45</sup> “New Fight on Portola Widening.” *San Francisco Chronicle*, July 18, 1954: 1, 15.

<sup>46</sup> “Market-Portola Project Comes Closer to Reality.” *San Francisco Chronicle*, July 12, 1954: 1,4; “New Fight on Portola Widening.” *San Francisco Chronicle*, July 18, 1954: 1, 15; and “Portola Home-Owners Balk at Selling to City.” *San Francisco Chronicle*, September 4, 1955: 4.

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As construction commenced in 1955, most houses on the south side of the 1300, 1400, 1500, and 1600 blocks of Portola Drive in St. Francis Wood were either demolished, sited farther back on their lots, turned onto their adjacent side street, or relocated entirely. It is not clear from newspaper accounts whether the City resorted to eminent domain to acquire the houses all at once or whether it negotiated individually with property owners. Newspaper accounts call the houses “condemned” and did not mention any lawsuits. Several of the St. Francis Wood entry pillars along Portola Drive were also shifted on their original parcels and the parcels truncated to accommodate the widening.

Several contractors bought the newly vacated houses from the City with the understanding that they move them. One prominent contractor who bought several houses was Charles L. Harney, who also won the bid to widen Portola Drive. He paid around \$1,000 to \$1,500 for each condemned house. It is not clear how many houses on Portola Drive found new sites or were simply demolished. Although permits were required to relocate houses, Department of Building Inspection records are often incomplete in this regard. The available records show that houses from St. Francis Wood and other nearby districts were moved to the Bayview, Crocker-Amazon, Glen Park, Merced Heights, Miraloma Park, Outer Mission, and Portola districts. Some houses ended up in Daly City or Colma in nearby northern San Mateo County. Remnants of lots that once contained houses were in some cases sold to adjoining property owners to expand their yards. Others remained vacant for decades. Many of the remaining vacant lots have since been developed with new houses.

### **Residence Park Deed Restrictions**

Common practice for establishing residence parks was to develop specific deed restrictions that were tailored to each development. Homeowners in many of San Francisco’s residence parks agreed to a number of covenants, conditions, and restrictions upon the purchase of their home. According to historian Richard Walker:

California led the nation in real estate regulation.... Every integrated development came with racial covenants and other deed restrictions from the 1890s onward. Subdivision maps were first required in California in 1893 and the regulations upgraded again in 1907, 1915 and in the 1920s.... Berkeley’s McDuffie came up with the idea of single-use and large-lot zoning to confine commercial activities to designated areas and restrain further subdivision of exclusive domains.<sup>47</sup>

Mason-McDuffie was just one of many developers that used this tool to attract owners. An article about the use of these development tools in 1914 noted:

Lecturing before a student body of the University of California on ‘The Development of Residence Subdivisions Under Wise Restrictions,’ this week Duncan McDuffie of Mason-McDuffie Company developers of several restricted residence parks said: ‘Building restrictions are now so general and their

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<sup>47</sup> Richard Walker, “Landscape and city life: four ecologies of residence in the San Francisco Bay Area.” *Ecumene* 2(1), 1995: 44.

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advantages so clearly seen that a premium is paid for restricted property. Since 1905 restrictions have been used in almost every subdivision in the bay region... The nuisances such as factories, laundries, undertaking establishments and the like, which often ruin a residence section, are barred from the property. Stores, flats and apartment houses are forbidden. Front fences, if any, must be no higher than four feet, and no fences higher than six feet are anywhere permitted. All houses must be set back from both front and side street and from the rear lines of lots. The minimum cost of a house is from \$3,500 to \$5,000. Various aliens are excluded from property ownership.”<sup>48</sup>

The deed restrictions set forward with each lot purchase in St. Francis Wood fell into three general categories: design, use, and ownership. The specific provisions of the St. Francis Wood covenants related to use and design were focused on the following:

- Only single-family residences were allowed, no apartments, flats or duplexes;
- One house was permitted per parcel;
- Houses could be no more than two stories tall, set back on the lots at least twenty feet from the street and ten feet from the rear lot line;
- Total free space on both sides of a house had to be no less than twenty-five percent of the width of the lot, and the minimum allowed on any side was ten percent;
- Detached, one-story garages were allowed for automobiles, not as living quarters;
- Outhouses were not permitted;
- Houses had to cost a minimum cost of \$3,500, and plans had to be submitted to a supervising architect to ensure that all building requirements were met;
- Fences had to meet specific height and location guidelines;
- No commercial or industrial uses were allowed with the covenants excluding businesses such as saloons, foundries, slaughterhouses, hospitals, and no livestock was permitted;
- Easements and rights of way were established related to electric, gas and sewer lines; and
- Provisions and assessments were established to ensure proper upkeep of streets, parks and shared open spaces and walkways.

In the early advertisements for St. Francis Wood, Mason-McDuffie touted the advantages of residence park living noting the high quality of streets, underground utilities, parks, tennis courts, fountains, and extensive landscaping to be enjoyed by all residents. These amenities all came with specific guidelines, as well as a homeowners’ association with the ability to assess property owners for upkeep and seek redress from those who violated the rules.

The October 12, 1912 *San Francisco Chronicle* reported about the opening of St. Francis Wood: “The restrictions of St. Francis Wood are of such a nature that only the finest class of residences will be allowed, and all the plans will be required to confirm to this motif of the Italian

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<sup>48</sup> “Restricted Home Parks are a Feature of San Francisco.” *San Francisco Chronicle*, March 28, 1914: 11.

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Renaissance.”<sup>49</sup> The strict conformance to one style did not persist. The other restrictions regarding uses, as well as those for set back and placement on the parcels remained in place.

The other type of deed restriction typical to residence parks had to do with exclusionary ownership practices. In the United States, people of color and minority ethnic and/or religious groups were commonly prohibited from owning or leasing property in many residence parks during the first half of the twentieth century.<sup>50</sup> These practices were commonplace in early suburban developments on the east coast and in the mid-west. The practices migrated to California with an increased population of transplanted Americans in the 1910s and 1920s. In San Francisco, racial covenants specifically targeted against people of African and Asian descent. Restrictions differed slightly from tract to tract, with some subdivisions banning anyone other than Caucasians, whereas others were more specific regarding those groups that were to be excluded.<sup>51</sup> Exceptions were made for maids, cooks, nannies, and other live-in staff. Contrary to other parts of the country, many of San Francisco’s residence parks did not exclude Jews or Latinos. Tract developers rationalized discrimination in their belief that if racial minorities were allowed to buy or rent in the tract, White residents might either leave or choose not to invest initially, resulting in falling property values and disinvestment and physical deterioration of housing stock.

In California, real estate advertisements and architectural design journals often included racist and apocryphal language warning against unrestricted subdivisions: “It is not an uncommon sight to see a mansion located between a Chinese laundry and a delicatessen store simply because the mansion was constructed in an unrestricted district.”<sup>52</sup> Although Asian families were the primary intention of racial covenants in San Francisco, African Americans were also overtly targeted. As Robert Fogleson observed:

The belief, more than anything else, drove many subdividers to impose racial covenants even in cities with very few African- and Asian-Americans (and hardly any could afford to buy a lot, much less build a house, in suburbia)... the Mason-McDuffie Company, subdividers of St. Francis Wood, banned any persons of African descent even though only 1,600 of San Francisco’s 417,000 residents (or less than four-tenths of one percent) were African American.<sup>53</sup>

St. Francis Wood developer Duncan McDuffie justified employing racial covenants by stating that nearly all residential subdivisions (not just residence parks) built in the Bay Area since 1905

<sup>49</sup> “New Residence Park to be Opened Today,” *San Francisco Chronicle*, October 12, 1912: 8.

<sup>50</sup> Informed by Richard Brandi’s *Garden Neighborhoods of San Francisco: The Development of Residence Parks, 1905-1924*. Forthcoming from McFarland Publishing, 2021.

<sup>51</sup> Fukuo Akimoto, “California Garden Suburbs: St. Francis Wood and Palos Verdes,” *Journal of Urban Design*, 12:1, February 2007, 43–72.

<sup>52</sup> *Homes and Grounds*, March 1916: 314.

<sup>53</sup> Robert M. Fogelson, *Bourgeois Nightmares: Suburbia 1870–1930* (New Haven: Yale University Press, 2005), 127.

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had employed such residential restrictions, including the exclusion of “various aliens” from ownership.<sup>54</sup>

In 1917, the United States Supreme Court outlawed local government ordinances enforcing residential segregation but allowed racial discrimination to continue under private contract.<sup>55</sup> It was only after World War II, in 1948, that the United States Supreme Court declared all private racial covenants unenforceable in its landmark decision *Shelley v. Kraemer*.<sup>56</sup> The decision rendered all prejudicial deed restrictions null and void across the country. Racial prejudice is deeply rooted in the U.S. and not easily eradicated with a stroke of the pen. After racial covenants were outlawed, informal methods of excluding minority groups from White neighborhoods continued in most San Francisco residence parks (and many other tracts) for another two decades, until the passage of California’s Rumford Fair Housing Act in 1966 and the Federal Fair Housing Act of 1968. Until these acts made housing discrimination illegal, minority buyers were often discouraged from buying or renting in White neighborhoods and steered toward existing minority-majority or mixed neighborhoods. As these practices began to wane in the early 1970s, many urban neighborhoods, including St. Francis Wood, became steadily more diverse.

St. Francis Wood is a tight-knit neighborhood of almost three thousand people representing many different ethnic and religious groups. The neighborhood is presently about forty-five percent White, thirty percent Asian, fifteen percent Latino, two point five percent Black, one point two percent Native American, and one point one percent Pacific Islander.<sup>57</sup> Unlike many San Francisco neighborhoods that have undergone, and continue to undergo, tremendous physical changes, St. Francis Wood has remained true to its original plan and design and is one of San Francisco’s best-designed and most clearly realized example of a planned residence park.

### **Criterion C: Architecture and Landscape Architecture**

St. Francis Wood possesses a significant concentration, linkage, and continuity of its streetscape, parks, parklets, and architect-designed, single-family residences, united both historically and aesthetically by plan and physical development. Significant under Criterion C in the areas of Architecture and Landscape Architecture, St. Francis Wood is a significant residence park by the important landscape architects Olmsted Brothers of Brookline, Massachusetts, and their employee James F. Dawson. They collaborated with two Bay Area architects, who were also skilled site planners, John Galen Howard and Henry H. Gutterson, to create a planned community of with significant landscape components. St. Francis Wood also represents an unparalleled San Francisco collection of architect-designed homes completed by some of the Bay Area’s most important architects of the day, many of whom have been identified as master architects.

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<sup>54</sup> “Restricted Home Parks are a Feature of San Francisco.” *San Francisco Chronicle*, March 28, 1914: 11.

<sup>55</sup> *Buchanan v. Warley*, United States Supreme Court, 245 U.S. 60 (1917).

<sup>56</sup> *Shelley v. Kraemer*, 334 U.S. 1 (1948).

<sup>57</sup> SF Census CityData.com

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## Landscape Architecture

### Olmsted Brothers & James F. Dawson—St. Francis Wood Concept Design

The developer Mason-McDuffie engaged well known designers to assist with the vision they had for St. Francis Wood. The arrangement of the street and block plan, the pedestrian circulation system, and the public greenspace (the planting strips along the streets, parks, and planted medians) were all designed by the renowned Olmsted Brothers firm of Brookline, Massachusetts. Olmsted Brothers consisted of Frederick Law Olmsted, Jr. and his older half-brother, John Charles Olmsted. The firm was founded in 1896 after the retirement of their father, Frederick Law Olmsted, Sr. With a national reputation, “[i]t was by far the largest landscape architecture practice in the United States in the early twentieth century, with a portfolio that included roadways, state capitols, planned communities, libraries, hospitals, and academic campuses.”<sup>58</sup> At the time St. Francis Wood was being designed, the firm’s West Coast representative was associate partner James F. Dawson. Both Dawson and John Charles Olmsted were involved in the detailed planning for St. Francis Wood, and much of the credit goes to Dawson.

James F. Dawson joined Olmsted Brothers as an apprentice in 1896 after studying agriculture and horticulture at Harvard University’s Bussey Institution. Dawson continued his education with extended periods of travel in England and Europe where he studied and documented landscapes, garden design, and plant materials. In 1904, he became the first associate partner with the firm. In 1906, Dawson began a series of railroad trips to the West Coast that helped the firm build a sizable practice designing residential estates and communities in Washington, Oregon, and California. “Making two to three trips a year, Dawson designed over 2,700 plans for the private sector in the Pacific northwest alone (1906-1940).”<sup>59</sup> In 1920, Dawson “moved his family to California to open the Olmsted Western Office at Redondo Beach and participated with [Frederick] Olmsted [Jr.] in the development of Palos Verdes Estates, a 16,000-acre residential community” in western Los Angeles County along the Pacific Ocean.<sup>60</sup> He spent his entire career with Olmsted Brothers, and he was widely recognized for “his clear understanding of formal, informal, and designed naturalistic landscapes.”<sup>61</sup>

Dawson, with input from his colleagues, laid out St. Francis Wood’s streets to respect the site’s gently sloping topography. The site plan was largely intended to take advantage of view corridors: westward toward the Pacific Ocean (and on a clear day, the Farallon Islands), northward toward Mt. Tamalpais and the Marin Headlands, and eastward toward the summit of Mt. Davidson, San Francisco’s highest peak. Dawson incorporated some existing larger blue gum eucalyptus, as well as Monterey pines and cypresses, which continue to grace the yards of many properties. In keeping with residence park design, he also set aside several open spaces for parks including the central park surrounding the fountain, St. Francis Park, Terrace Green, St.

<sup>58</sup> The Cultural Landscape Foundation. *Olmsted Brothers*, accessed March 2021, [www.tclf.org](http://www.tclf.org); San Francisco Residence Parks Historic Context Statement; Richard Brandi, St. Francis Wood.

<sup>59</sup> Catherine Joy Johnson, “James Frederick Dawson (1874-1941),” *Pioneers of Landscape Design* (New York: McGraw-Hill, 2000): 77.

<sup>60</sup> Catherine Joy Johnson, “James Frederick Dawson (1874-1941),” *Pioneers of Landscape Design* (New York: McGraw-Hill, 2000): 77-78.

<sup>61</sup> Catherine Joy Johnson, “James Frederick Dawson (1874-1941),” *Pioneers of Landscape Design* (New York: McGraw-Hill, 2000): 77.

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Francis Plaza, and many other smaller pocket parks such as Santa Monica Park, Hidden Park (sometimes called Butterfly Park), and Private Park. The firm also laid out St. Francis Circle (no longer extant), a landscaped roundabout at the intersection of St. Francis Boulevard, West Portal Avenue, Sloat Boulevard, and Junipero Serra Boulevard, which soon became one of the most important transit hubs in the West of Twin Peaks area.<sup>62</sup>

Of the overall design, Dawson later recollected:

First, the entire road system is planned to fit the topography.... Of equal importance is...the separation of traffic streets from residential streets.... Another advantage from this treatment...is greater picturesqueness and a variety of street views.... The individual lots are...designed to be of ample area. The minimum frontage is fifty feet and the depth varies from ninety to one hundred and forty feet.... Thus the lots average about double the size commonly used in real estate subdivisions.... The final distinctive feature...is the generous provision of parks and recreation areas.... About eight acres, or five percent of the entire property, is thus dedicated to out-of-door recreative purposes. The largest of these areas is a wooded park of about two acres.... A playground of about two and one-fourth acres provides a place for tennis and similar out-of-door sports. In addition, there were numerous small, park-like areas located at street intersections.<sup>63</sup>

While the Olmsted firm provided the overall site plan and its primary overarching design concepts, John Galen Howard designed the landscape structures that further enlivened the plan.

### **John Galen Howard & Continued Planning for St. Francis Wood**

Architect and Dean of the School of Architecture at the University of California, Berkeley, John Galen Howard designed most of the landscape structures in St. Francis Wood. Howard, while trained as an architect, was a capable landscape designer and was also heavily involved in the design of the University of California, Berkeley's campus plan. Educated at the Massachusetts Institute of Technology and then the École des Beaux-Arts, Howard apprenticed to the well-known Boston architect H. H. Richardson and was then hired as a draftsman at Richardson's successor firm Shepley, Rutan & Coolidge, which often collaborated on projects with the Olmsted firm. Howard came to San Francisco in 1901 to design the Berkeley campus.

Howard's vision for the St. Francis Wood's landscape plan was formal and based on the prevailing Beaux-Arts aesthetic of this era. Prior to World War II, American architects and landscape architects were commonly trained in the Beaux-Arts tradition, established at the École des Beaux-Arts in Paris, and adapted as the common approach to architectural education in the United States. Inherently historicist, Beaux-Arts pedagogy emphasized the principles of balance, symmetry, and proportionality as reflected in historical European and Classical forms. Although

<sup>62</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 15.

<sup>63</sup> Olmsted Brothers, "St. Francis Wood, San Francisco, California." *Homes & Grounds*, 1(4): 104-107, as cited and quoted in Fukuo Akimoto, "California Garden Suburbs: St. Francis Wood and Palos Verdes Estates," *Journal of Urban Design*, 12 (1): 43-72.

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Howard was steeped in the teachings of the École des Beaux-Arts, he also drew inspiration from Spanish and Mediterranean sources, in particular California's Mission architecture. He was also interested in the Arts and Crafts movement of the late nineteenth and early twentieth centuries, both in Great Britain and the United States.<sup>64</sup>

Howard designed St. Francis Wood's Main Entrance Gateway and flanking loggias, the fountain in the traffic circle at St. Francis Boulevard and Santa Ana Avenue, the signed street posts or pillars (originally topped with gaslight fixtures) that framed the streets along the boundaries, and the sales office referred to as the Tract Office (later serving as the St. Francis Homes Association office). He also designed the concrete sidewalks with their distinctive red brick inlay patterns, designed to be reminiscent of Roman roads, used throughout the development. Additionally, Howard designed the benches, retaining walls, and stairs sprinkled throughout the tract to ensure that every house in St. Francis Wood was within a seven-minute walk of St. Francis Park.<sup>65</sup> These landscape features are a designed blend of Classical, Mediterranean Revival and Arts and Crafts influences. After the initial design phase for the tract, Howard did not participate further in the development of St. Francis Wood, and the last mention of his involvement is a November 1913 *San Francisco Chronicle* article reporting on his choice of gas lights for the development's streetlight posts.<sup>66</sup> Howard did not design any of the residences in St. Francis Wood, only the small Tract Office. His role was almost entirely focused on the planning, landscape design, and several of the larger scale structures set into the landscape.

### **Henry H. Gutterson and the Terminal Design**

Henry H. Gutterson, Howard's protégé and fellow faculty member at the University of California, Berkeley, took over the job of supervising architect in 1914. He designed the Terminal Fountain in 1916 with input provided by the Olmsted Brothers on a series of his preliminary designs. Olmsted Brothers referred to the top (or end) of St. Francis Boulevard as the Terminal when they decided against houses on that portion of the tract.

Gutterson went through many proposals for the structure that was to be built at the Terminal: from a vine-covered pergola/arbor where "nannies could walk with their perambulators" through many iterations of a monument or tall pillar-shaped structures to be seen from far away to fountains.

In contrast to Howard's sun-drenched Mediterranean aesthetic, Gutterson believed that the often cool and foggy climate of the West of Twin Peaks district was more evocative of Northern Europe, in particular England and Northern France. In his position as supervising architect, Gutterson designed over eighty houses in St. Francis Wood, including many in the Tudor Revival, English Cottage, and Norman Revival styles.<sup>67</sup> As supervising architect for the tract,

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<sup>64</sup> Draper, Joan. "John Galen Howard" in *Toward a Simpler Way of Life, The Arts and Crafts Architects of California*. edited by Robert Winter. Berkeley: University of California Press Berkeley, 1997: 31-40; and Richard Brandi, *San Francisco's St. Francis Wood*. San Francisco, Ca: Outside Lands Media, 2012: 13-20.

<sup>65</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 17.

<sup>66</sup> "Gas to Light New Tract," *San Francisco Chronicle*, November 29, 1913: 10.

<sup>67</sup> Richard Brandi, *San Francisco's St. Francis Wood* (San Francisco, Outside Lands Media, 2012), 20.

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Gutterson held influence over other architects' work, resulting in Gutterson having more sway over St. Francis Wood's overall architectural aesthetic than any other designer. The impact of Gutterson on both the layout and landscape features of St. Francis Wood and the influence of his architectural preferences for individual houses is undisputed.

## Architecture

### Collection of Homes and Distinctive Streetscape Designed Residence Park

Within the overall plan of residential lots within St. Francis Wood, a collection of homes emerged that represent a range of styles, although most are designed in 1920s-era Period Revival styles popular during the heyday of construction activity in the tract, by a group of important California architects. Mason-McDuffie initially advertised houses built in the tract would be designed in the "Italian Renaissance style." Adherence to this style was evidently not a hard and fast requirement.<sup>68</sup> Between the tract's establishment in 1914 and World War II, most houses were designed in a range of traditional Period Revival styles, including Italian Renaissance, Spanish Colonial, Mission, Classical, Colonial, Tudor, French Renaissance and derivatives of these style like Monterey Revival or Cottage Revival. Additionally, there are several homes that reflect the San Francisco Bay Area's own indigenous First Bay Tradition, a local variation of the earlier eastern Shingle Style. Most of the houses were constructed of wood frame with stuccoed, wood siding, or shingle exterior walls, although brick, stone, and hollow clay tile were occasionally used. After World War II, architects began designing houses in later Modern styles, including the California Ranch and the Second Bay Tradition, a localized Modern. Although stylistically diverse, what holds the ensemble together are the consistent setbacks, ample landscaping, and high-quality, conservative design overseen for a long period of time by the consistent, critical eye of supervising architect Henry Gutterson.

Houses built in the original section of St. Francis Wood, bounded by Junipero Serra Boulevard, Portola Drive, San Anselmo Avenue, and Monterey Boulevard, tend to be larger on average, especially along the central street St. Francis Boulevard. Corner lots throughout the tract also tend to have hierarchically larger and more prominent houses. Other more desirable locations—especially sites facing one of the designed open spaces or small parks—also feature several of the largest and most opulent houses.

Some of the earliest sections completed, including the portion of Santa Clara Avenue between St. Francis Boulevard and Portola Drive, often feature very cohesive streetscapes of similarly massed and styled houses. Italian Renaissance Revival style was popular during the earliest phase of construction, and the Santa Clara Avenue blocks feature rows of similarly designed Italian Renaissance-style villas.

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<sup>68</sup> "New Residence Park to be Opened Today," *San Francisco Chronicle*, October 12, 1912: 8; *San Francisco Chronicle*, October 12, 1912: Advertisement, 5. Some residence parks were more restrictive about style. At Palos Verdes Estates, designs had to be approved by an Art Jury who required that each design be "reasonably good," conform to the Mediterranean style, be light in tone, clad in plaster, stucco or stone, and have a roof pitch less than 30 degrees. Robert M. Fogelson, *Bourgeois Nightmares, Suburbia 1870-1930* (New Haven: Yale University Press, 2005), 16.

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In 1923, Mason-McDuffie launched the aforementioned Homes for all Purses program to appeal to buyers with more modest means. As part of this program, the company offered five stock designs in a variety of sizes and prices designed by architects Gutterson, Masten & Hurd, and Earl Bertz. Many examples of these stock designs were built in the slightly less-expensive St. Francis Gardens addition to the northeast of the original horseshoe shaped portion. Clustered along San Pablo and Santa Paula Avenues, these smaller, simpler houses are mostly designed in the Tudor and Colonial Revival styles, or their derivatives.

A handful of vacant lots remained in St. Francis Wood at the end of World War II. Supervising architect Gutterson continued reviewing all proposed new house designs until his death in 1954, ensuring that early postwar houses blended in with the neighborhood. Houses built from plans reviewed by Gutterson largely hewed to the tried-and-true Period Revival styles of the 1910s and 1920s, although he allowed a few modern designs.

Following Gutterson's passing, new houses constructed on the remaining vacant lots were largely non-traditional in their style. With Gutterson's death, the position of supervising architect appears to have lapsed, or it became a purely advisory position. With the standards that had guided new construction in St. Francis Wood for decades no longer observed, there came a noticeable decline in design quality. Typically designed by drafting service companies and built by contractors, the handful of post-1954 houses in St. Francis Wood are usually designed with a Modern aesthetic, with only a few involving well-known architects. These post-period of significance houses are noncontributing. In 1990, the SFHA established design guidelines to ensure that changes to individual houses would be more in keeping with the original intent of St. Francis Wood's design aesthetic. In more recent years, neo-traditional styling has returned, especially with several newer houses constructed along Portola Drive.

### **Architects and Individual House Designs**

St. Francis Wood Historic District includes single-family houses by numerous well-known, Bay Area, previously identified master architects, both individuals and firms, including (in alphabetical order): Mario Ciampi; Albert Farr; Henry H. Gutterson; Maybeck, White & Merchant; William G. Merchant; J. R. Miller & Timothy L. Pflueger; Julia Morgan; Louis Christian Mullgardt; Willis Polk; Walter H. Ratcliff, Jr. John Reid, Jr.; Paul R. Williams, and William W. Wurster. In addition to Julia Morgan, two other lesser-known female architects—Gertrude Comfort and Ida McCain, active in the Bay Area during a time when women were not overly represented in the profession—both designed several houses in St. Francis Wood. Several architects designed houses for their own families in St. Francis Wood including (in alphabetical order): Mario Ciampi; Thomas J. Kent; Lawrence A. Kruse; Angus McDonald McSweeney; Ida McCain; William G. Merchant; Joseph L. Steward; Peyton T. Willis; and Norton E. Wood.

The most prolific residential architect in St. Francis Wood was the partnership of Masten & Hurd, who designed just over one hundred houses, the great majority built during the 1920s. Henry H. Gutterson was the second most prolific with ninety-one houses completed. Gutterson is followed by Charles F. Strothoff, who designed twenty-five houses. With twenty-one houses, Earle B. Bertz is the fourth most prolific and architect B. Cooper Corbett designed nineteen

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houses. Angus McSweeney designed 10 homes, including one for his own family. Short biographies of these architects are below and are organized in order by the number of houses completed in St. Francis Wood.

### **Major Contributing Architects**

#### ***Masten & Hurd (one hundred and one houses)***

Besides Gutterson, the architectural partnership Masten and Hurd had a large influence on house design in St. Francis Wood.<sup>69</sup> Masten and Hurd designed a total of one hundred and one St. Francis Wood homes from 1917 to 1940, the great majority built during the twenties. Their homes were described as for those “without unlimited means at their disposal” and demonstrated “excellent taste and a quiet dignity, with good scale and proportion.”<sup>70</sup>

Charles F. Masten (1885-1973) was born in Nebraska and raised in San Diego. He graduated from the University of California and received his architecture license in 1920. Lester W. Hurd (1894-1967) was an East Bay native who attended the École des Beaux-Arts and received his architecture license in 1922. The two men met in the office of Walter Ratchiff, Jr., who also designed a house in St. Francis Wood. Masten and Hurd served in World War I together and formed their partnership after the war.

By 1925, Masten & Hurd had contracted with the Mason-McDuffie Company, for which they designed Hezlett’s Silk Store Building on Shattuck Avenue in Berkeley. For Mason-McDuffie, Masten & Hurd designed over 100 homes in St. Francis Wood.

During World War II, both Masten and Hurd enlisted in the Army for a second time and the firm was forced to shutter their offices until 1946. Following the war and for the remainder of the firm’s existence, Masten & Hurd was primarily involved in large institutional projects such as schools, university buildings and hospitals, rather than residential work. Their best-known post-World War II work was with Ernest J. Kump on the campuses of Foothill College, Cabrillo College, and De Anza College in the early 1960s. They also designed the Hastings School of Law in San Francisco (1950) and UC Berkeley’s Warren Hall (1955). They both worked late into their lives.

#### ***Henry H. Gutterson (ninety-one houses)***

Henry H. Gutterson (1884-1954) attended University of California, Berkeley from 1903 to 1905 where he studied architecture under John Galen Howard.<sup>71</sup> He assisted with the drawings of the Burnham Plan for San Francisco and then studied at the École des Beaux-Arts in Paris from 1906-1909, working in Victor Laloux’s atelier, the same workshop that John Galen Howard had studied in earlier. Due to financial difficulties, Gutterson left Paris before completing the course of study and worked briefly for Grosvenor Atterbury in New York City before returning to Berkeley. He then taught briefly at the University of California, Berkeley and joined John Galen Howard on the design staff for the 1915 Panama-Pacific International Exposition.

<sup>69</sup> Masten & Hurd bibliography from Brandi and Bradley, *Residence Parks Context Statement*, 169-171.

<sup>70</sup> *Architect & Engineer* December 26, 1926.

<sup>71</sup> Gutterson biography from Brandi, 96 and from Brandi and Bradley, *Residence Parks Context Statement*, 158-161.

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Although Gutterson received training in classical architecture at the École des Beaux-Arts, he was also influenced by the Arts and Crafts movement and became one of its acknowledged practitioners in the Bay Area. Gutterson was adept at houses that were small scale, woodsy, sheathed in redwood inside and out, related to their place in the landscape, and filled with visual and ideological contradictions. This placed him alongside luminaries such as Bernard Maybeck, Julia Morgan, Louis Mullgardt, and John Hudson Thomas.

Duncan McDuffie had hired Gutterson's mentor, John Galen Howard, to supervise the architecture for the tract in 1912. Howard turned over the duties of supervising architect to Gutterson, who held the position until his death in 1954. This assignment was a tremendous vote of confidence for the 30-year-old architect. As one of Howard's earliest students, with his Beaux-Arts training, and first-hand experience with the Burnham Plan, Gutterson was well qualified to supervise the building of a garden suburb.

All plans for St. Francis Wood homes had to be submitted to supervising architect Gutterson for "criticism and advice." With the goal of maintaining the high character of the tract, Gutterson's advice could focus on anything from proposed color schemes and designs of radio aerials to setbacks and fence heights. Homes built without his approval could be removed at the expense of the owner. Gutterson did review plans and his contract was renewed yearly by the St. Francis Homes Association for four decades, reflecting both approval of his performance and recognition of the need for architectural supervision to maintain the cohesiveness of the tract. St. Francis Wood continues to retain architectural supervision provided by the Homes Association.

***Charles F. Strothoff (twenty-five houses)***

Charles F. Strothoff (1892-1963) designed twenty-five houses in St. Francis Wood. Born in San Francisco, Strothoff received instruction at the Wilmerding School of Industrial Arts and was a draftsman in Albert Farr's office, a noted architect who designed several houses in St. Francis Wood.<sup>72</sup> Strothoff was one of the Bay Area's most prolific architects in the 1920s, designing many of the homes in San Francisco's Westwood Park and Westwood Highlands neighborhoods for the development firm of Baldwin and Howell. In these neighborhoods he repeated basic floor plans while adding exterior variations in rooflines, porches, façade materials, and window treatments. Strothoff's broken roof profiles of red clay tile, prominent barrel bays, and fluted stucco columns can be recognized in other neighborhoods. In Westwood Park and Westwood Highlands there are hundreds of examples. His houses in St. Francis Wood were not as formulaic as those in other San Francisco neighborhoods.

***Earle B. Bertz (twenty-one houses)***

Earl B. Bertz (1885-1948) was raised in San Francisco's Pacific Heights neighborhood and attended Lick High School.<sup>73</sup> He then apprenticed as a draftsman to architect Albert Farr, where he worked on, among other projects, Jack London's Wolf House in Sonoma. Bertz received his

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<sup>72</sup> Brandi, 140; Woody LeBounty, "Birth of Westwood Park."

<sup>73</sup> Bertz bibliography from Brandi and Bradley, *Residence Parks Context Statement*, 149.

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architecture license from the state of California in 1914, and in 1918, opened his own firm in San Francisco. His association with land developer Harry B. Allen, who was president of the San Francisco Real Estate Board from 1923-24, and the California Real Estate Association in 1927, resulted in steady work for Bertz. His houses in St. Francis Wood, Seacliff, and the Outer Richmond neighborhoods of San Francisco established his reputation for finely designed homes. He built a home for his family in Seacliff. In 1927, Bertz formed a partnership with two of his draftsmen, Albert H. Winter and Charles F. Maury, which lasted until 1935. He completed a well-designed commercial building in Berkeley, the McFarlane Building, in 1924. Bertz continued to work on residential projects and federal projects after the partnership ended, until his death in 1948.

***Benjamin Cooper Corbett (nineteen houses)***

B. Cooper Corbett (1873-1957) was a prominent Los Angeles architect who designed nineteen houses in St. Francis Wood.<sup>74</sup> Corbett, who trained in the office of New York architect's McKim, Mead & White, worked in Los Angeles from 1909 to 1919. There he designed a house later purchased by Cecil B. De Mille. He moved to San Francisco with his family and remained there until the 1940s. His son was architect Mario F. Corbett who began practicing in San Francisco in 1930.

***Angus McDonald McSweeney (ten houses, including one for self)***

Angus McDonald McSweeney (1900-1971) was born in Pittsburgh, Pa., the second of two sons born to Anthony McFarland McSweeney, a U. S. Army engineer, and his wife, Eugenie. The family relocated to San Francisco in 1920 where Angus and his elder brother, Ward, found employment as draftsmen. In 1921, Angus moved to Sacramento to work for the State of California, then to Los Angeles, returning to San Francisco in 1924 to join Willis Polk's firm. After Polk's death, Angus became a partner in the firm. McSweeney obtained his State Architectural license in 1929 (B1683) and he maintained the Willis Polk & Co. business into the mid-1930s, gradually evolving it into his own practice. McSweeney designed a house for himself in St. Francis Wood. He designed houses in other San Francisco neighborhoods and on the San Francisco Peninsula, as well as larger apartment buildings in San Francisco. McSweeney is also known for his involvement in early schemes for San Francisco's St. Mary's Cathedral, a complicated project that involved a collaboration with Paul Ryan, John Lee, Pietro Belluschi, and Pier Luigi Nervi.

Other lesser-known architects or well-known architects with only a few houses in St. Francis Wood include, in alphabetical order, and with number of commissions indicated:

- H.C. Baumann (six houses)
- H.C. Baumann & Edward Jose (four houses)
- Mario Ciampi (one house, for self)
- Gertrude Comfort (five houses)
- Albert Farr (five houses)

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<sup>74</sup> B. Cooper Corbett biography from Brandi, 141

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Walter C. Falch (six houses)  
Thomas J. Kent (one house, for self)  
Lawrence A. Kruse, (one house, for self)  
Theodore W. Lenzen (five houses)  
Ida McCain (two houses, including one for self)  
Maybeck, White & Merchant (three houses)  
William G. Merchant (three houses, including one for self)  
J. R. Miller & Timothy L. Pflueger (one house)  
Julia Morgan (two houses)  
Louis Christian Mullgardt (one house)  
Edward Musson-Sharp (four houses)  
Warren Charles Perry (two houses)  
Willis Polk (two houses)  
Walter H. Ratcliff, Jr. (one house)  
John Reid, Jr. (two houses)  
Martin J. Rist (four houses, including one for self)  
Leo J. Sharps (two houses)  
Theodore Starrett (five houses)  
Joseph L. Steward, (one house, for self)  
Harold G. Stoner (nine houses)  
Oscar R. Thayer (three houses)  
Paul R. Williams (one house)  
Peyton T. Willis (one house, for self)  
Norton E. Wood (one house, for self)  
William W. Wurster (one house)

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### **Archival Collections**

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San Francisco Public Library, San Francisco History Center, San Francisco, Ca.

Environmental Design Archives, University of California, Berkeley, Berkeley, Ca.

Olmsted Plans and Drawings Collection, National Park Service. Frederick Law Olmsted National Historic Site, Brookline, Ma.

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### **Maps**

Sanborn Fire Insurance Maps San Francisco, California

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**Newspapers (various editions)**

*San Francisco Call (1910 to 1960)*  
*San Francisco Chronicle (1910 to 1960)*  
*San Francisco Examiner (1910 to 1960)*  
*West Portal Monthly (1991-2021)*

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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: NPS Frederic Law Olmsted National Historic Site Archives; City of San Francisco, Department of Building Inspection Records; University of California, Berkeley, College of Environmental Design Archives

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 127 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: 37.733242 Longitude: -122.471428  
Junipero Serra Boulevard and Monterey Boulevard
2. Latitude: 37.734969 Longitude: -122.471301  
St. Francis Boulevard and Portola Drive

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3. Latitude: 37.739705 Longitude: -122.465227  
Portola Drive and Portola Path
4. Latitude: 37.740317 Longitude: -122.460693  
Portola Drive and San Pablo Avenue
5. Latitude: 37.736086 Longitude: -122.461535  
Yerba Buena Drive and San Pablo Avenue
6. Latitude: 37.732164 Longitude: -122.464940  
1501 Monterey Boulevard

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundaries of St. Francis Wood related to those areas subdivided within the City of San Francisco and the real property included within the boundaries of the following maps filed with the City and County of San Francisco in the Office of the Assessor-Recorder:

“St. Francis Wood in San Francisco, California” filed October 10, 1912, in Map Book G, at pages 82 and 83;

“St. Francis Wood Extension No. 1” filed February 15, 1917, in Map Book H, at pages 58-60;

“St. Francis Wood Extension No. 2” filed May 1, 1917, in Map Book H, at pages 76 and 77;

“Resubdivision of Blocks Nos. 18 and 21 and portion of Block No. 19 and Lots lettered P, Q, R, and S, St. Francis Wood Extension No. 2, San Francisco, California” filed October 22, 1918, in Map Book H, at pages 100-102; and

“St. Francis Wood Extension No. 3” filed October 30, 1924, in Map Book J, at pages 68-70;

And, also those certain pieces, parcels or tracts of land described in that certain deed executed by California Pacific Title Insurance Company to Westgate Park Company, dated October 31, 1919, and recorded in the office of the Recorder of the City and County of San Francisco on November 13, 1919 in Liber 34 of the Official Records at page 228;

And, also that certain piece, parcel or tract of land described in that certain deed executed by Residential Development Company of San Francisco to Westgate Park Company, dated April 25, 1925 and recorded in the office of the Recorder of the City and County of San Francisco on April 30, 1925, in Liber 1049 of the Official Records at page 466, and

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the land described in the deed from Residential Development Company of San Francisco to Westgate Park Company, dated October 3, 1912 and recorded October 10, 1919 in Book 666 of Deeds, at page 230.

**Boundary Justification** (Explain why the boundaries were selected.)

District boundaries relate to the legal subdivision of lots per the City and County of San Francisco Office of the Assessor-Recorder.

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**11. Form Prepared By**

name/title: Bridget Maley, Richard Brandi, Christopher VerPlanck, Brad Brewster, and Denise Bradley for the St. Francis Homes Association

organization: architecture + history, llc

street & number: 1715 Green Street

city or town: San Francisco state: CA zip code: 94123

e-mail: bridget@architecture-history.com

telephone: (415) 760-4318

date: July 2021; Revised September 2021, December 2021, January 2022

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**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.)

**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: | St. Francis Wood  |
| City or Vicinity: | San Francisco   |
| County:           | San Francisco   |
| State:            | California  |
| Photographers:    | Bridget Maley, Christopher VerPlanck, Brad Brewster, Denise Bradley |

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Date Photographed: March and April 2021

Description of Photograph(s) and number, include description of view indicating direction of camera (Resource Number indicated in parentheses):

- 1 of 39 St. Francis Wood sign at the western edge of Terrace Green Park (#1), camera facing northeast
- 2 of 39 Santa Monica Park (#3) located at the intersection of Santa Monica Way and San Lorenzo Way, camera facing north
- 3 of 39 Triangle Park (#5) at the intersection of Santa Paula and San Anselmo Avenues, camera facing northwest
- 4 of 39 Entrance structure (#10) on the east side of San Anselmo and Santa Ana Avenues at the intersection with Portola Drive, an identical structure frames the west side; camera facing east
- 5 of 39 Streetscape along San Benito Way showing the brick-patterned sidewalk (#22), planting strips, street trees, and uniform setback of houses; camera facing northeast
- 6 of 39 Streetscape along Terrace Drive showing the brick-patterned sidewalk (#22), planting strips, street trees, and uniform setback of houses; camera facing east
- 7 of 39 Example of the brick-patterned sidewalk (#22) used throughout St. Francis Wood, camera facing northwest on Yerba Buena Avenue
- 8 of 39 Landscaped median along Monterey Boulevard (#23) which helps to define the southern edge of St. Francis Wood, camera facing northeast at the San Leandro Avenue intersection
- 9 of 39 South and North Entrance Portals (#s 24 & 25) at west end of St. Francis Boulevard, camera facing north
- 10 of 39 Circle Fountain (#26) on St. Francis Boulevard with view toward Main Entrance, camera facing west
- 11 of 39 View from Circle Fountain (#26) looking east along St. Francis Boulevard, camera facing east
- 12 of 39 The Terminal or Upper Fountain (#27), camera facing southeast

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- 13 of 39 Example pair of pillars that frame each side of the four roads at the Circle, camera facing south
- 14 of 39 St. Francis Plaza, the landscaped median along St. Francis Boulevard, camera facing northeast
- 15 of 39 Low walls that frame the east end of St. Francis Plaza, similar walls frame the sides of San Anselmo Avenue, camera facing southwest
- 16 of 39 View west from Terminal Park with the top of Terminal Fountain in the mid distance and the Pacific Ocean in the far distance, camera facing west
- 17 of 39 Example pillars that frame the Portola Drive entrances, camera facing southwest at the intersection of Santa Paula Avenue and Portola Drive
- 18 of 39 Streetscape along San Fernando Way showing example of the banks and retaining wall that accommodate the difference in elevation between the front yards and the street, camera facing southeast
- 19 of 39 St. Francis Wood Tract Office, 101 Santa Clara Avenue (#28), camera facing northeast
- 20 of 39 20 San Andreas Way (#69), camera facing northwest
- 21 of 39 55 San Anselmo Avenue (#97), camera facing north
- 22 of 39 50 San Benito Way (#136), camera facing west
- 23 of 39 130 San Benito Way (#152), camera facing west
- 24 of 39 1 San Fernando Way (#179), camera facing east
- 25 of 39 139 San Leandro Way (#232), camera facing east
- 26 of 39 195 San Leandro Way (#242), camera facing north
- 27 of 39 75 San Rafael Way (#324), camera facing east
- 28 of 39 165 Santa Ana Avenue (# 361), camera facing east
- 29 of 39 14 Santa Clara Avenue (#365), camera facing west
- 30 of 39 35 Santa Clara Avenue (#370), camera facing east

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- 31 of 39 55 Santa Clara Avenue (#373), camera facing southeast
- 32 of 39 75 Santa Clara Avenue (#377), camera facing east
- 33 of 39 200 Santa Clara Avenue (#384), and 214 Santa Clara Avenue (#385), camera facing northwest
- 34 of 39 55 Santa Monica Way (#428), camera facing northwest
- 35 of 39 85 Santa Monica Way (#436), camera facing northeast
- 36 of 39 100 St. Francis Boulevard (#503), camera facing south
- 37 of 39 340 St. Francis Boulevard (#514), camera facing south
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### Location Map

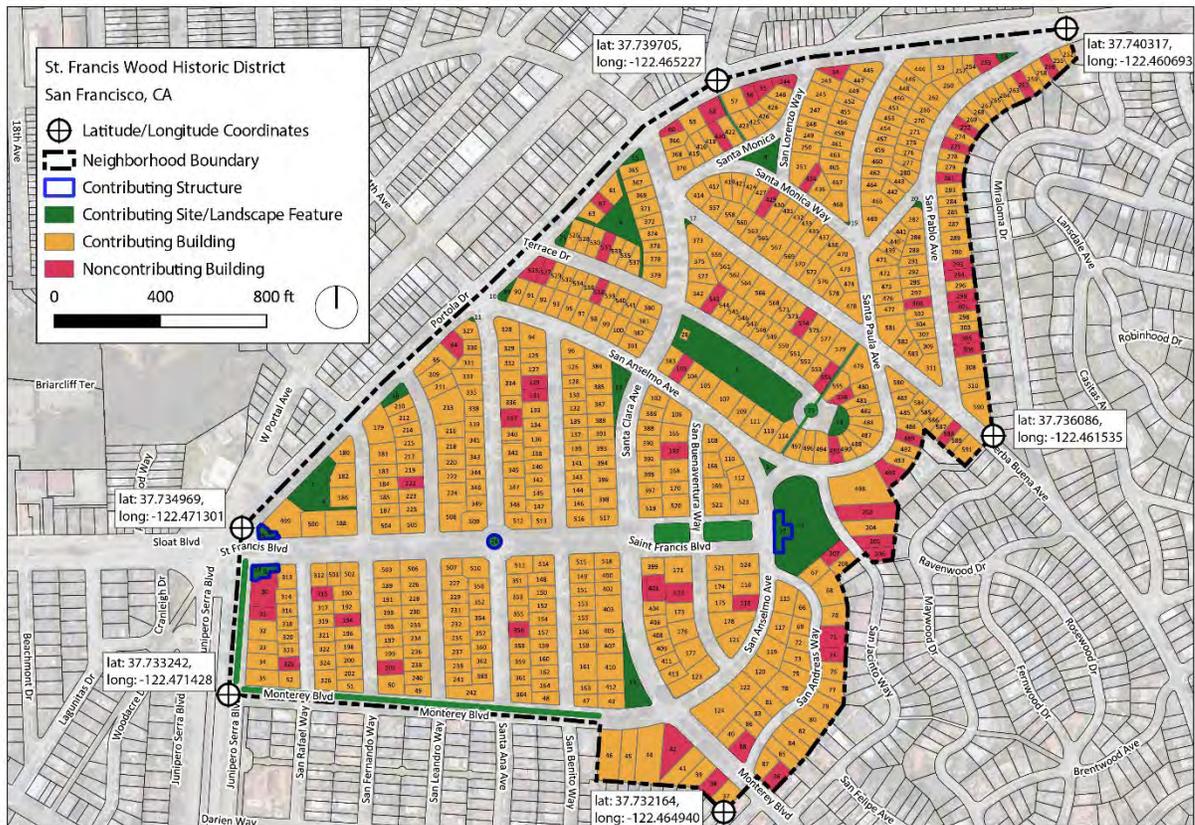


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**Boundary/Resource Map**

1. Latitude: 37.733242 Longitude: -122.471428  
 Junipero Serra Boulevard and Monterey Boulevard (lower left)
2. Latitude: 37.734969 Longitude: -122.471301  
 St. Francis Boulevard and Portola Drive (middle left)
3. Latitude: 37.739705 Longitude: -122.465227  
 Portola Drive and Portola Path (upper center)
4. Latitude: 37.740317 Longitude: -122.460693  
 Portola Drive and San Pablo Avenue (upper right)
5. Latitude: 37.736086 Longitude: -122.461535  
 Yerba Buena Drive and San Pablo Avenue (middle right)
6. Latitude: 37.732164 Longitude: -122.464940  
 1501 Monterey Boulevard (lower center)





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### Sketch Map/Figure Key



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Figure 1 San Francisco Chronicle advertisement, October 18, 1912; Source: Newspapers.com



# ST FRANCIS WOOD

San Francisco Residence Park

## The wise restrictions at St Francis Wood guarantee:--

**To the home builder**—an environment which improves with each new house.  
**To the investor**—rapidly increasing value with each new house.

### For a Home

Restrictions create environment; and environment makes the home.

Before drawing the restrictions for St Francis Wood we investigated their effect in the high-class residential parks of New York, Boston, St. Louis and Washington and noted the important restrictions that had proved successful.

The restrictions of Presidio Terrace (developed by Baldwin & Howell), of Claremont and Northbrae, Berkeley (created by Mason-McDuffie Company) were also considered.

On the results obtained in these home centers we built the restrictions for St Francis Wood; they are what experience had proved to be the best.

When you buy at St Francis Wood you know that your home is protected for all time. This provision adds to the value of your property with each new house.

### For an Investment

St Francis Wood has every feature which a safe investment demands.

It is a restricted residential park and will be to San Francisco what Vaudeverter Park is to St. Louis, what Chevy Chase is to Washington, what Claremont is to Berkeley.

St Francis Wood appeals to that class of people who want a home in an exclusive residential section with every assurance that all the other homes will be in harmony with the improvements and general character of the park.

Being a forested slope with a marine view on an elevation that gives every home a panoramic outlook, St Francis Wood will attract one family after another. Beautiful houses in artistic settings with high-class improvements create demand for homesites. And demand makes property valuable.

### Best of Improvements

The main entrance to St Francis Wood stamps the hall mark on the park. It was designed by John Calen Howard, city supervising architect. Its gardens, courts, stone seats and balustrades, fountains and pools and loggias are of the splendid architectural period of the Italian Renaissance. Their motive is found in the gardens of the Vatican and the Villa Borghese.

Streets will be paved with concrete base and asphaltic wearing surface; armored concrete curbs and artificial stone sidewalk will be laid; sanitary sewers; water and gas mains will be installed at points convenient to each lot. Electric wires will be carried underground. Handsome lamp posts will take the place of poles on streets.

There will be parks, playgrounds, tennis courts and other features for St Francis Wood home owners.

No lot is less than 50 feet wide. No man will be crowded by his neighbor. There will be garden room and sunshine for all.

St Francis Wood will have no saloons, stores, flats or apartment houses. It is essentially a home district—a secluded park within the metropolis—with the comforts of the country and the conveniences of the city happily blended.

### Initial Prices

Now indeed is the time to purchase at St Francis Wood. At the initial sale the prices have been purposely made fully \$20 per front foot less than the actual value of the property.

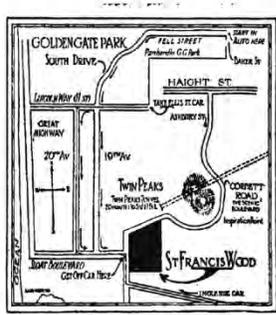
At these opening prices only every other lot will be sold. The lots held in reserve will be advanced shortly.

Consider the location of St Francis Wood; its trees and view; its setting; its environment. Take into account the high class of the improvements. Think of the restrictions that guarantee constant improvement in character—constant increase in value. Then observe that you can buy now \$20 a foot less than today's value.

You will find St Francis Wood offers San Francisco's best investment.

A very admirable plan of partial payments has been devised for those who wish to purchase in this manner.

See St Francis Wood today. Buy at the initial prices.



### To Reach St Francis Wood

Go by automobile through Golden Gate Park along the South Drive to Nineteenth avenue, thence over this avenue to Sloat Boulevard; shortly after turning east on the boulevard you come to St Francis Wood.

Should you go by street car, take No. 20 on the Ellis-street line at Fourth and Market streets. On Saturday and Sunday our automobiles will meet these cars at Twentieth avenue and Lincoln way and take you over Nineteenth avenue boulevard to St Francis Wood.

After January 1, 1913, Ellis-street cars will go over Twentieth avenue from Lincoln way direct to the entrance of St Francis Wood. There will be cars every ten minutes.



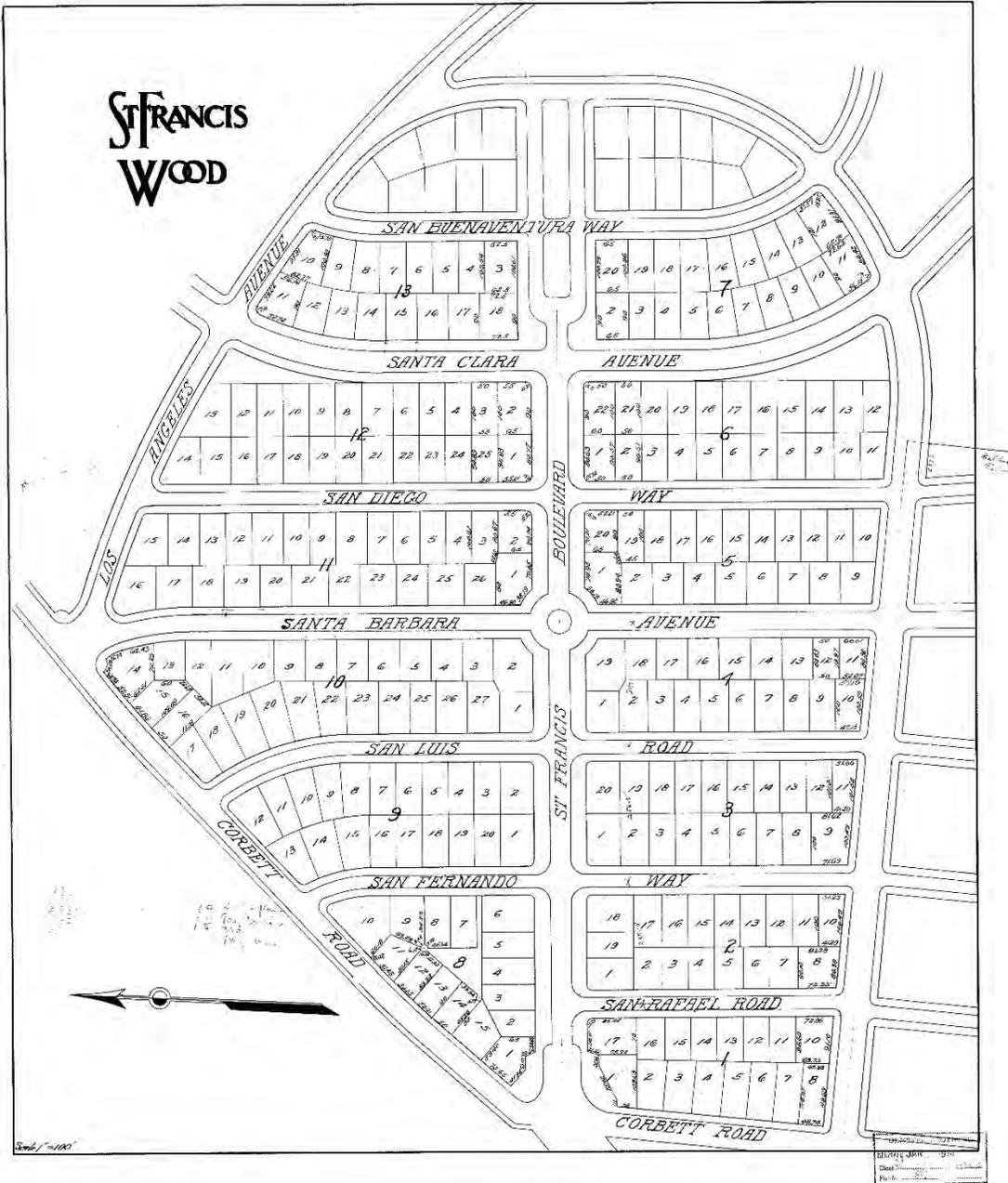
MASON-McDUFFIE & BALDWIN & HOWELL COMPANY 318 KEARNY STREET ASSOCIATED AGENTS



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**Figure 3** St. Francis Wood Original Subdivision, January 20, 1914; Source: National Park Service, Frederic Law Olmsted National Historic Site Archives: Plan# 5658-81

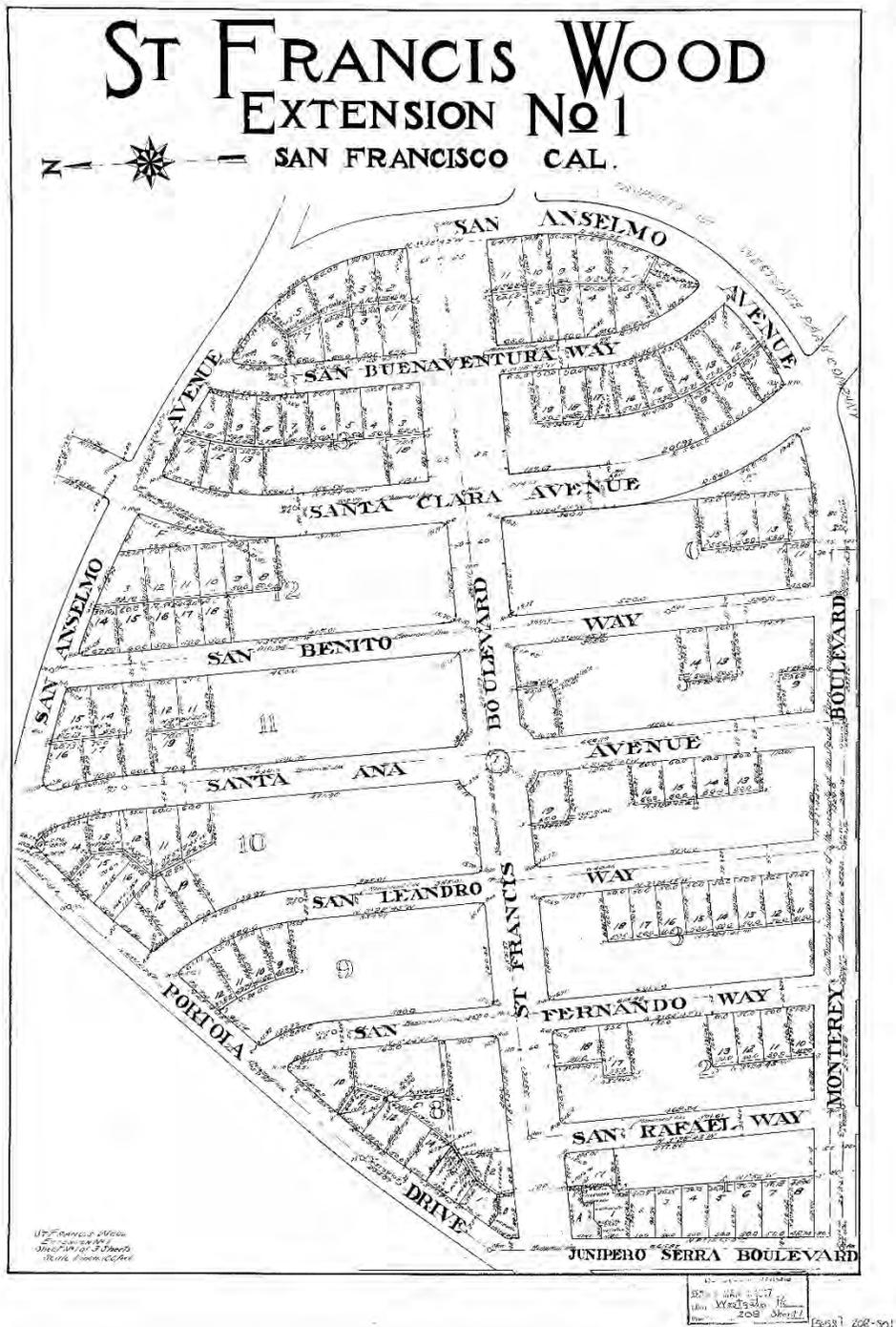




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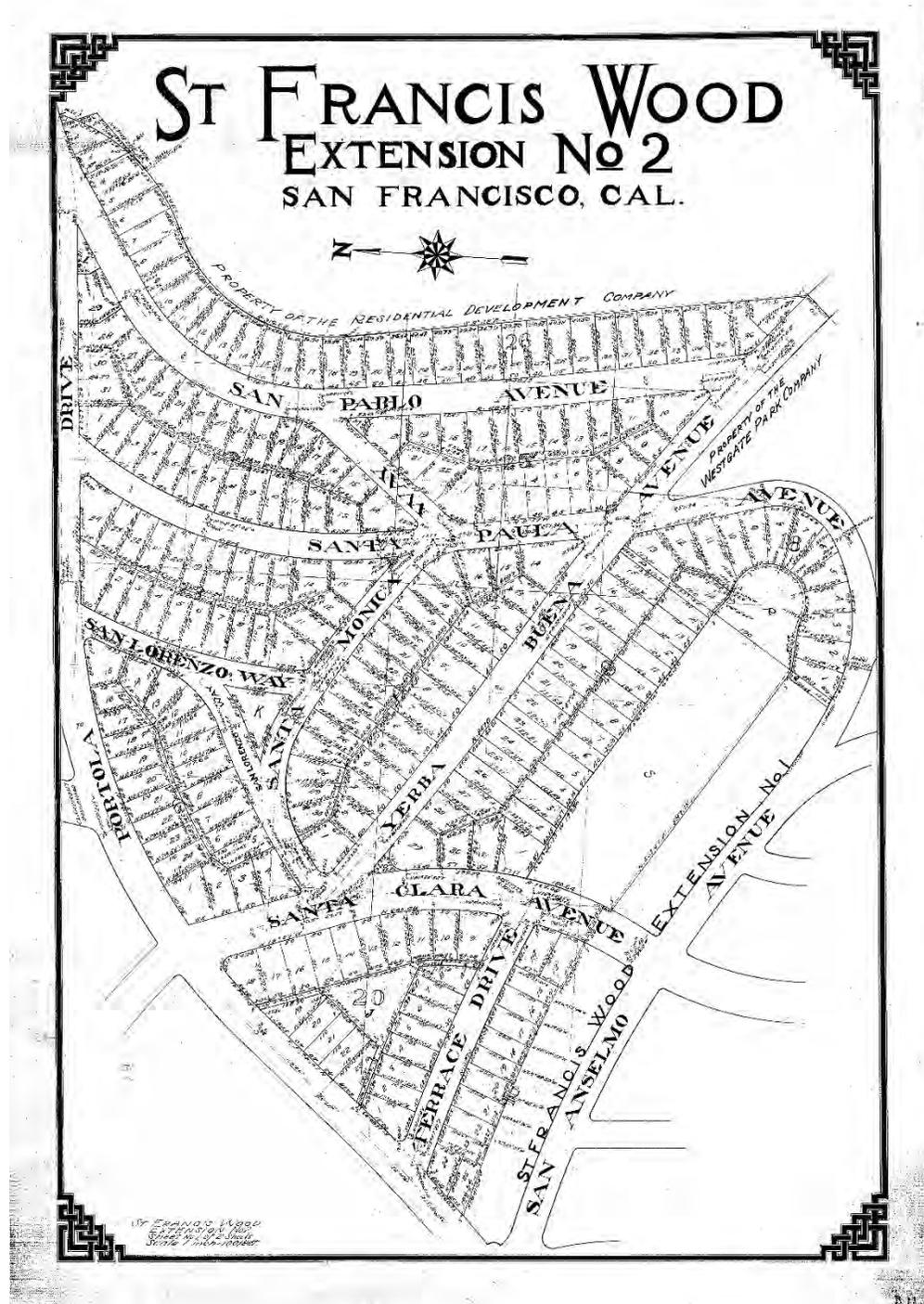
**Figure 5** St. Francis Wood Extension Number 1, March 5, 1917; Source: National Park Service, Frederic Law Olmsted National Historic Site Archives: Plan # 5658-208-sh1



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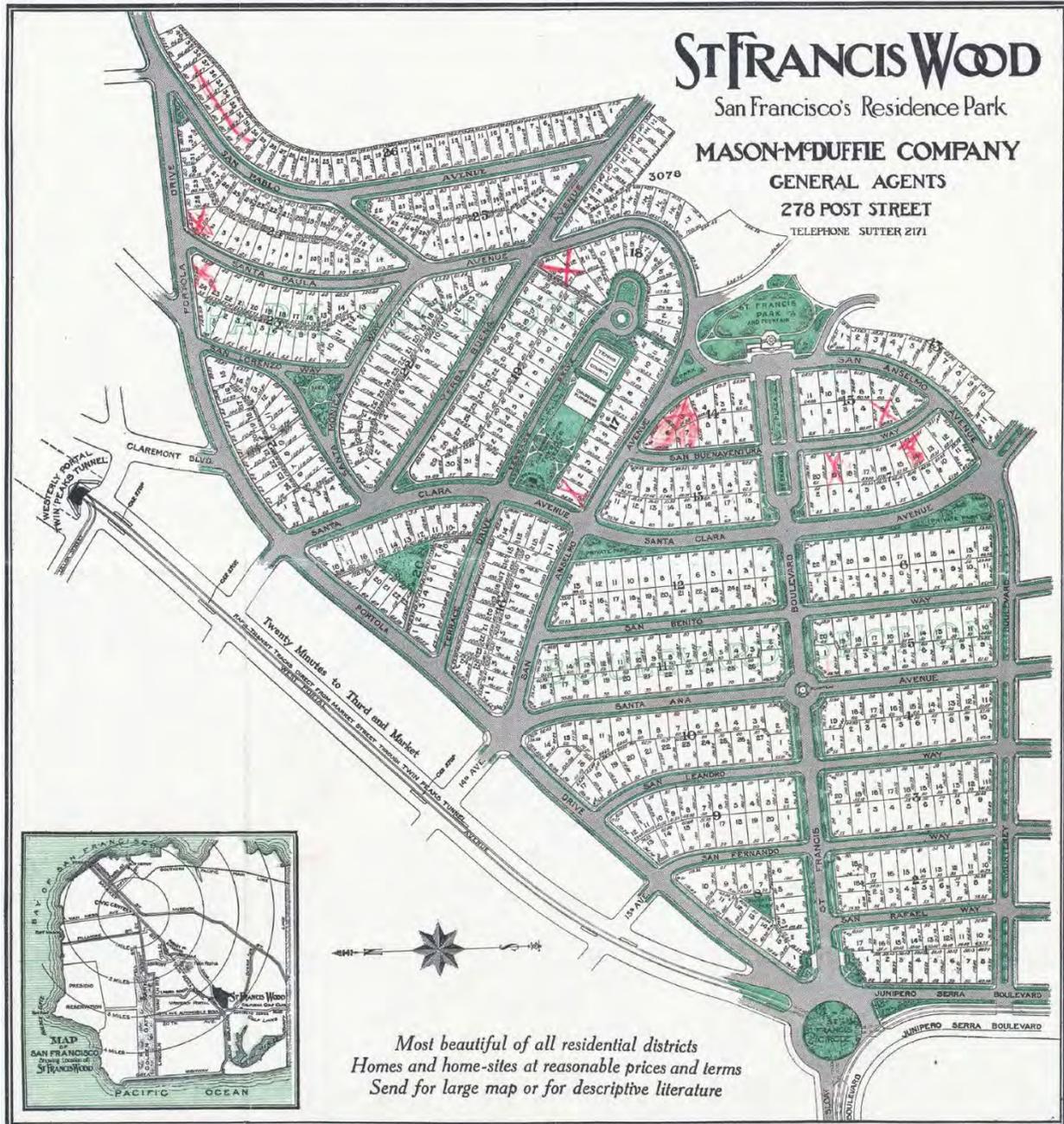
**Figure 6** St. Francis Wood Extension Number 2, May 1917; Source: National Park Service, Frederic Law Olmsted National Historic Site Archives: Plan # 5658-219



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**Figure 7** St. Francis Wood Color Rendered Plan, circa 1918; Source: University of California, Berkeley, College of Environmental Design Archives, St. Francis Wood Collection



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**Figure 8** Looking out Sloat Boulevard toward the Pacific Ocean, circa 1920s; Source: Western Neighborhoods Project, wnp.33.03456



**Figure 9** St. Francis Wood Terminal or Upper Fountain (#27), circa 1919; Source: Western Neighborhoods Project, wnp15.652



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**Figure 10** Terminal steps and landscaping (#27), circa 1920s; Source: Western Neighborhoods Project, wnp.37.03254



**Figure 11** View north past St. Francis Wood Tract Office (#28) toward houses on Yerba Buena Avenue, 1920, 65 Santa Clara Avenue (#375) under construction in left background; Source: Western Neighborhoods Project, wnp.33.03362



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**Figure 12** 69 San Anselmo Avenue (#99), circa 1920s; Source: Western Neighborhoods Project, wnp33.03471



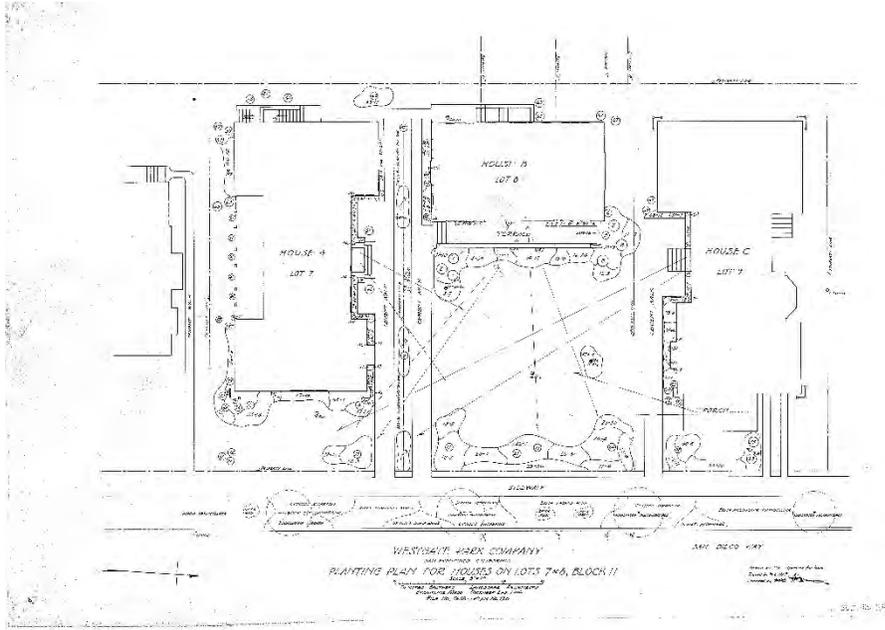
**Figure 13** View across street to 35 San Benito Way (#132), circa 1920s; Source: Western Neighborhoods Project, wnp33.03405



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**Figure 14** St. Francis Wood Drawing Plan of Houses A, B, and C, later 44, 50, and 58 San Benito Way (#s 134, 136 and 138), December 2, 1914; Source: National Park Service, Frederic Law Olmsted National Historic Site Archives: Plan # 5658-120-sh1



**Figure 15** 64 San Benito Way (#140), view north to Hawk Hill and Golden Gate Heights in distance, circa 1920s; Source: Western Neighborhoods Project, wnp.33.03454



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**Figure 16** 195 San Leandro Way (#242), circa 1920s; Source: Western Neighborhoods Project, wnp.33.03358



**Figure 17** View of 75 Santa Ana Avenue (#345), circa 1920s; Source: Western Neighborhoods Project, wnp33.03418



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**Figure 18** 124 Santa Clara Avenue (#382), circa 1920s; Source: Western Neighborhoods Project, wnp33.03373



**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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**Photo 1** St. Francis Wood sign at the western edge of Terrace Green Park (#1), camera facing northeast



**Photo 2** Santa Monica Park (#3) located at the intersection of Santa Monica Way and San Lorenzo Way, camera facing north



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**Photo 3** Triangle Park (#5) at the intersection of Santa Paula and San Anselmo Avenues, camera facing northwest



**Photo 4** Entrance structure (#10) on the east side of San Anselmo and Santa Ana Avenues at the intersection with Portola Drive, an identical structure frames the west side; camera facing east



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**Photo 5** Streetscape along San Benito Way showing the brick-patterned sidewalk (#22), planting strips, street trees, and uniform setback of houses; camera facing northeast



**Photo 6** Streetscape along Terrace Drive showing the brick-patterned sidewalk (#22), planting strips, street trees, and uniform setback of houses; camera facing east



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**Photo 7** Example of the brick-patterned sidewalk (#22) used throughout St. Francis Wood, camera facing northwest on Yerba Buena Avenue



**Photo 8** Landscaped median along Monterey Boulevard (#23) which helps to define the southern edge of St. Francis Wood, camera facing northeast at the San Leandro Avenue intersection



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**Photo 9** South and North Entrance Portals (#s 24 & 25) at west end of St. Francis Boulevard, camera facing north



**Photo 10** Circle Fountain (#26) on St. Francis Boulevard with view toward Main Entrance, camera facing west



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**Photo 11** View from Circle Fountain (#26) looking east along St. Francis Boulevard, camera facing east



**Photo 12** The Terminal or Upper Fountain (#27), camera facing southeast



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**Photo 13** Example pair of pillars that frame each side of the four roads at the Circle, camera facing south



**Photo 14** St. Francis Plaza, the landscaped median along St. Francis Boulevard, camera facing northeast



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**Photo 15** Low walls that frame the east end of St. Francis Plaza, similar walls frame the sides of San Anselmo Avenue, camera facing southwest



**Photo 16** View west from Terminal Park with the top of Terminal Fountain in the mid distance and the Pacific Ocean in the far distance, camera facing west



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**Photo 17** Example pillars that frame the Portola Drive entrances, camera facing southwest at the intersection of Santa Paula Avenue and Portola Drive



**Photo 18** Streetscape along San Fernando Way showing example of the banks and retaining wall that accommodate the difference in elevation between the front yards and the street, camera facing southeast



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**Photo 19** St. Francis Wood Tract Office, 101 Santa Clara Avenue (#28), camera facing northeast



**Photo 20** 20 San Andreas Way (#69), camera facing northwest



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**Photo 21** 55 San Anselmo Avenue (#97), camera facing north



**Photo 22** 50 San Benito Way (#136), camera facing west



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**Photo 23** 130 San Benito Way (#152), camera facing west



**Photo 24** 1 San Fernando Way (#179), camera facing east



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**Photo 25** 139 San Leandro Way (#232), camera facing east



**Photo 26** 195 San Leandro Way (#242), camera facing north



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**Photo 27** 75 San Rafael Way (#324), camera facing east



**Photo 28** 165 Santa Ana Avenue (# 361), camera facing east



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**Photo 29** 14 Santa Clara Avenue (#365), camera facing west



**Photo 30** 35 Santa Clara Avenue (#370), camera facing east



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**Photo 31** 55 Santa Clara Avenue (#373), camera facing southeast



**Photo 32** 75 Santa Clara Avenue (#377), camera facing east



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**Photo 33** 200 Santa Clara Avenue (#384), and 214 Santa Clara Avenue (#385), camera facing northwest



**Photo 34** 55 Santa Monica Way (#428), camera facing northwest



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**Photo 35** 85 Santa Monica Way (#436), camera facing northeast



**Photo 36** 100 St. Francis Boulevard (#503), camera facing south



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**Photo 37** 340 St. Francis Boulevard (#514), camera facing south



**Photo 38** 630 St. Francis Boulevard (#524), camera facing south



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**Photo 39** 90 Yerba Buena Avenue (#579), camera facing south

