

Ocean Avenue Historic Preservation

Resource Guide

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I. Introduction

Motivation

The San Francisco Planning Department Historic Preservation Program is in the process of surveying all planning areas. They are creating a more in depth survey of these particular areas, including the Balboa Park station Area Plan. The San Francisco Planning Department believes recent pressures from developers may lead to the destruction of many of Balbo Park's historic buildings. It is important to San Francisco to preserve these historic and architecturally significant buildings.

Ocean Avenue is within the Balboa Park planning area. To see that the city is concerned with current development tearing down what once was, reassures our group that our efforts are not in vain. What we as a team are doing is what the city of San Francisco is currently in the process of. We are performing surveys of Ocean Avenue specifically, and have witnessed firsthand developers proposing to demolish a Spanish Colonial Revival influenced building, and replacing it with a 4 story, rectangular massed, mixed use condo complex. The threat is real, San Francisco is aware, and the Ocean Avenue team is on the case.

San Francisco Planning Department Historic Preservation Program. (2007). *Comprehensive Citywide Cultural and Historical Resource Survey Draft Work Plan*.

Purpose

The Office of Economic and Workforce Development (OEWD) has asked for the services of a consultant team from San Francisco State University to conduct a survey study of Ocean Avenue in San Francisco's Ingleside Terraces neighborhood. The impending Ocean Avenue Historic Preservation Project will indicate buildings for which preservation is encouraged and properties that would be more suitable for development, taking into account both objective and subjective factors. The Ocean Avenue business district is currently facing development pressure as the neighborhood enters the beginning stages of revitalization, and several older buildings are being threatened. A comprehensive historic preservation plan is needed to guide development and preserve appropriate buildings in a professional manner.

“The concentration of properties along Ocean Avenue consists of single use commercial and mixed uses, including restaurants, shops, and various services. Similar to other neighborhoods of San Francisco, these buildings were “spec-built” structures consisting of undifferentiated spaces that were designed with flexibility to accommodate a variety tenant requirements.”

San Francisco Planning Department. (2008). Inc. Historic Context Statement - Balboa Park Area Plan & Historic Resource Survey.

Status

According to the National Historic Preservation Act of 1966, “Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register of Historic Places; such term includes artifacts, records, and remains which are related to such a district, site, building, structure, or object.” Survey studies are intended to assemble data to determine whether one of the listed above should be protected. San Francisco has conducted surveys that provide a more in depth observation of Ocean Avenue. There are two

main approaches San Francisco has to surveying areas. First is Reconnaissance, focusing primarily on the architecture of the structure, and the date of its construction. The other method of surveying is Intensive, which is a more detailed research study, consisting of the overall history of the structure and/or building. Both of these approaches are a part of our selection process for our survey study of Ocean Avenue.

San Francisco ranks something that is being considered historic as: Highest importance, major importance, contextual importance, minor or no importance, and not rated. This is similar with what our group is doing. We deem a building as: significant, and not significant. But there are buildings that are labeled as undetermined.

City of San Francisco. (2003). *San Francisco Preservation Bulletin No. 11 - Historic Resource Surveys*.

Background & History

According to the San Francisco Planning Department's Balboa Park Area Plan & Historic Resource Survey (2008), "Ocean Avenue's evolution from a country road to a dense commercial corridor in the 1910s and 1920s demonstrates a 'streetcar suburb' development pattern within an urban environment." In 2005 the Balboa Park Area Plan identified the Ocean Avenue Neighborhood Commercial District and Balboa Park Historic District as potential historic districts. Ocean Avenue contains a rich history, and its development shows that. The buildings are tangible evidence to that history. The 1895 opening of the Ingleside Racetrack sparked the old Ocean House Road as a commercial street. The saloons and restaurants moved in to accommodate the growing crowds. As a result, residential districts developed around the commercial district and Ocean Avenue became home to small neighborhood businesses. The 1920s showed great promise for the commercial construction activity.

After World War I residential developments such as Ingleside Terraces and Westwood Park saw economic growth. Commercial activity on Ocean Avenue experienced this economic transition. Ocean Avenue built its business roots its beginnings of seasonal roadhouses and saloons. The present setting of Ocean Avenue's commercial corridor remains urban. Buildings reflected the periods of prosperity or sophistication in terms of its appearance, merchandise and economic longevity.

Prepared by the TBA West for the San Francisco Planning Department. (2008). Inc. *Historic Context Statement - Balboa Park Area Plan & Historic Resource Survey*.

Our objective is to take this historical marvel of Ocean Avenue and attempt to keep its memory thriving. Our team will determine a Historic Preservation Resource Guide to best represent Ocean Avenue's history of architectural revival genres and small commercial neighborhood feel. We are to guide development and preserve buildings appropriately. Our focus is to create a comprehensive analysis of each building and establish criteria dedicated to preserve such buildings on Ocean Avenue. The undertaking of the San Francisco Planning Department Historic Preservation Program is to properly integrate historic preservation into existing public policy for land-use. Ocean Avenue is under pressure to bend to progress, but progress may harm the historical fabric to the community and surrounding neighborhood.

II. Research

Research began by an analysis of available information regarding the study area. The San Francisco Planning Department's Historic Resource Survey was used extensively. This survey identifies the architectural styles of significant value found in the study area. Currently the San Francisco Planning Department is due to release a new study in 2014. The San Francisco Architectural Heritage has not surveyed the study area.

The primary method of gathering information was visual inspection of each building in the study area. The building's façade was prioritized with the sides of buildings included if visible from the street. The interior and rear of buildings was not studied. A photograph of each building was recorded during visual inspection.

The number of floors in each building was first determined during the visual inspection. These findings were then compared with the San Francisco Planning Department's Property Information Map. This online database supplemented the visual inspection as certain the number of floors per building's were not always apparent. The Property Information Map was also used to determine the year buildings were constructed. Although the database provided a significant amount of information, it did not have the year for a select number of buildings in the study area. This is the reasoning for missing information. Building widths were measured using Google Earth and SketchUp. Utilizing the measuring tape feature we were able to accurately measure each building's frontage width.

The study area was surveyed during the month of October 2013, over the course of two days. Information collected was verified on a third site visit. Additionally, community input was collected through the attendance of two Ocean Avenue Association meetings.

6 October 2013	Visual inspection and photographic survey of north side of Ocean Avenue
7 October 2013	Visual inspection and photographic survey of south side of Ocean Avenue
9 October 2013	Ocean Avenue Association Meeting: Preliminary Presentation
26 October 2013	Intercept Survey by Dominique
31 October 2013	Verification of information previously collected
5 November 2013	Ocean Avenue Association Meeting: Draft Presentation

Qualitative Research

These surveys created and distributed are meant to get the community perception of Ocean Avenue, specifically about the buildings. It is intended to see what buildings compliment the identity of Ocean Avenue, and how the community feels overall about the area. Individuals also express their overall feeling they get from walking down Ocean Avenue. It is important to the Ocean Avenue group to get community input on what buildings should be deemed significant to the area.

Community member. 'San Francisco Ocean Avenue Survey.' Survey. October 26, 2013.

This is the survey distributed to the public. The bullet points are added to explain the individual value of each question and how they all work together to enhance our qualitative findings.

San Francisco Ocean Avenue Survey

1) Age: _____



9) Which area would you rather walk down?

Why? _____

- Reasoning behind question: to determine which building one would choose. Would one choose an area to walk down that was more recently developed, or older and more diverse in architectural styles?



10) Where would you rather live?

Why? _____

- Reasoning behind question: there are many residential units on Ocean Avenue. It is informative to see what type of style an individual would choose to live in.

To further analyze the community based surveys, the allocated answers have been compartmentalized into a more focused list. Words and phrases that are taken verbatim from each survey are in quotations, and verbiage that was difficult to understand on its own has been reiterated to properly show the content of the response.

Words used to describe the overall feeling of Ocean Avenue:

- “Safe”
- “Quiet”
- “Friendly people”
- “Sort of rundown”
- “Diverse in people and businesses”

All surveyed were very familiar with the area

Reasons for coming to the area:

- “The city college”
- “Live” in the area
- “Shopping”
- “Eating”



If the building on 1607-1623 Ocean Avenue

was preferred over the



1760-1730 Ocean Avenue

and the condos behind it, it was chosen because:

- The businesses that the building provides

If the building 1760-1730 Ocean Avenue and the condos behind it was preferred over the 1607-1623 Ocean Avenue, it was chosen because:

- “Clean[er] looking”
- Better looking



If the building on 1700 Ocean Avenue



1701 Faxon Avenue, it was chosen because:

- “More original”
- “[The] coffee is awesome”
- “Coffee”
- “Color, shapes, homey” and the 1701 Faxon Avenue building was described as “institutional” looking

The 1701 Faxon Avenue building was never chosen



If the building on 1850 Ocean Avenue and the condos behind it was preferred



to walk beside over the building on 1320-1300 Ocean Avenue, it was chosen because:

- “[It] appears cleaner”
- The area has more people around and better businesses. The area down 1320-1300 Ocean Avenue has less people around, it is “lonely” giving it an unsafe feeling

If the building on 1320-1300 Ocean Avenue was preferred to walk beside over the building on 1850 Ocean Avenue and the condos behind it, it was chosen because:

- “Close to the library”
- The building on 1850 Ocean Avenue is “too developed”

Some felt that neither option was preferable to walk down. The 1850 Ocean Avenue building was described an “over developed” area. The 1320-1300 Ocean Avenue building was described as “rundown.”



If the new condo developments above Whole Foods were preferred to live in over



the building on 1934 Ocean Avenue, they were chosen because:

- It is best for “single living” and the other apartment complex is better for the “married”
- “Newer”

If the building on 1934 Ocean Avenue was preferred to live in over the new condo developments above Whole Foods, it was chosen because:

- “Quieter”

In one case, both buildings were chosen and they were described as “nice.”

If neither living area was chosen it was because it was in the public’s opinion that there are not enough “restaurants, bar and grills” and there are not enough places for “families, and neighbors, and friends” to congregate.

The community based surveys conducted on Ocean Avenue showed that most people surveyed were from Ingleside Terraces or Westward Park, so they were familiar with the area and utilized the space frequently. When they were asked to describe the overall feel Ocean Avenue gives them they responded: safe, quiet, diverse in people and businesses, and sort of rundown. When it came to picking buildings based on what they preferred to see or walk by, most favored buildings that were described as: original, homey, and clean. They disfavored buildings that were: too developed or institutional looking.

Overall, the community enjoyed Ocean Avenue and used the space for its intended purposes. Individuals eat, shop for their necessities, and live within the area. Most favored buildings that are original to Ocean Avenue, showing that the space should remain small in scale and promote small businesses. There is data showing that the community would like to see some renovations and upgrades to the space, but remain feeling like a neighborhood commercial district, and not become overdeveloped.

III. Findings

Building Massing & Age

Early in our research we had theorized that the Ocean Avenue study area’s historic context centered on its development early in the 20th century along a streetcar line. We understood that small buildings built up to the street front, with no setbacks, usually mixed use, and provided no or little parking characterized development from this era. Newer buildings built with setbacks, front parking lots, with large massing appeared to be not of historical significance. Through our data gathering process we were able to verify this theory as correct.

Of the 90 buildings in the study area 72% of all buildings (65 buildings) were built before 1950. The large number of buildings built during this era corresponds with the rapid rise in development of Ocean Avenue in the early 20th century. After 1951 more buildings were built but often to larger massing and less architectural detail. Recent development has been low. In the past three decades only 10 buildings (11% of all buildings) have been built.

Ocean Avenue is prominently characterized by buildings 1-2 stories in height (83% of all buildings). Buildings 3 more stories tall make up 17% of all buildings. Most of the structures taller than 3 stories were built pre-1950. It is important to note that the El Rey Theatre is considered a historic structure even though it is the tallest building in the study area. Its ornamental tower causes is the cause of its height. However it only contains two stories in the actual building.

The width of buildings is important to mention as most buildings built along this corridor were of small massing (under 50 feet wide). Three quarters (74%) of the street was less than 50 feet wide. Buildings of even smaller widths were common as well with buildings 35 feet or less accounted for 49% of buildings. Buildings wider than 100 feet made up only 17% of the study area and buildings greater than 200 feet made up only 4% of the study area. Many new buildings have been built to proportions much greater than the historic massing. There are a few buildings this study has considered historic even though they have a large massing. Their architectural merits and historical age have overridden the massing criteria. This illustrates the flexibility in how buildings are categorized by this study.

The lack of parking became criteria of analysis because understanding that the study area's historic development began during the streetcar era. During this time automobile use was not widespread and therefore buildings did not provide parking. By identifying the buildings with and without off-street parking, a further level of historic analysis could be conducted. 69% of all buildings provided no off-street parking. Only 7% of buildings provided parking directly in front of the building. Nearly all these buildings were built after 1950 and characterize by newer automobile development in the latter half of the 20th century. The remainder of the buildings provide garages for parking within the building. It is important to mention that Beep's Burgers is considered significant even though it has front off-street parking. This is another building that contains important architectural qualities that override building massing consideration.

Significant: 40 Buildings (44%)

Through the quantitative and qualitative research conducted, it is recommended that specific buildings should be considered for preservation. Common characteristics shared within this category are smaller building masses (1-2 stories), and less than 50 feet in length. Noteworthy significant architectural presence remains, and a year of completed construction that is consistent with the pattern of the neighborhoods most active development lends to this category. Forty-four percent, (40 structures) of the studied buildings in the focus area made up this category.

Significant-Supportive: 20 Buildings (22%)

This category complements the "significant" buildings by contributing to the feel of the neighborhood commercial district. These buildings were built during the determined historic period, some architectural merit remained, and building massing was in context with the feel of the commercial district. Twenty-two percent (20 structures), of the studied buildings in the focus area made up this category.

Not Significant: 30 Buildings (33%)

If the structures were built after the determined historic period, or no significant architectural style was present, and (or) the building massing was not in context with neighborhood commercial district, a determination and assignment into this category was given. Of the buildings in the study area, Thirty-three percent (30 structures), were considered to be not significant.

Glossary of Architectural Styles

The San Francisco Planning Department’s Balboa Park Area Plan & Historic Resource Survey from 2008 provided a collective analysis of the architectural styles found within Balboa Park. It identifies 21 specific styles. Since Ocean Avenue is within Balboa Park, we were able to use this information to decipher what exact styles were within our study area. The architectural merit was determined by how apparent one building exuded one specific style. We found that our study area was comprised of 14 of those 21 styles. However, what makes Ocean Avenue unique is that one building cannot be marked as one specific style. Its buildings incorporate multiple architectural features, blending various styles together, creating a certain identity and over feeling that is specific to Ocean Avenue.

Prepared by the TBA West for the San Francisco Planning Department. (2008). Inc. *Historic Context Statement - Balboa Park Area Plan & Historic Resource Survey*.

"Architectural Style Guide." — Historic New England. N.p., 2013. Web. 8 Nov. 2013. <<http://www.historicnewengland.org/preservation/your-older-or-historic-home/architectural-style-guide>>.

"Art Deco Society of Western Australia - Gallery." Art Deco Society of Western Australia - Gallery. Art Deco Society of Western Australia (Inc.), n.d. Web. 8 Nov. 2013. <<http://www.artdecowa.org.au/gallery.htm>>.

<http://www.archdaily.com/tag/googie/>

Our research on Ocean Avenue’s historic relevance, San Francisco’s previous surveys, our multiple site visits, and our communication with the general public, developed qualitative based criteria. And along with our quantitative findings, we were able to determine which buildings were significant to Ocean Avenue. The following is a depiction of the specific styles found within our study area, examples of buildings that have a dominant style to them, what specific features complement that style, and show what other underlying styles are seen as influential.

Significant Architectural Styles	Within Ocean Avenue Study Area	Specific Examples/ Addresses
Beaux-Arts	Yes	1645 Ocean Ave
Greek Revival	Yes	Ingleside Presbyterian Church at 1345 Ocean Ave
Gothic Revival	No	

Romanesque Revival	No	
Tudor influences and Craftsman	Influences	1700-1720 Ocean Ave
False Front Pioneer House	Yes	1315, 1320 and 1545 Ocean Ave
Early Commercial Storefront (1900-1938)	Yes	
Italianate Victorian	Influences	
Stick-Eastlake Victorian	Influences	
Queen Anne Victorian	Influences	Brannagan Building at 1549-51 Ocean Ave
Edwardian Victorian	Influences	1919-21 and 1831-35 Ocean Ave
Colonial Revival	No	
Georgian Colonial Revival	No*	
Craftsman	Yes	1700-20, 1532, 1310-14 and 1600-16 Ocean Ave
Early Bay Tradition	Influences	1967 Ocean Ave
Prairie Style	No	
Mission Revival	Influences	
Mediterranean Revival	Influences	
Spanish Colonial Revival	Yes	Brannagan Building at 1549-51 Ocean Ave, 1901-03, 1931-35, 1649 and 1501 Ocean Ave
Art Deco	Yes	1970, 1973-75 and 1910 Ocean Ave
International	Influences	
Googie	Yes	Beep's Burgers at 1051 Ocean Ave

* Only one building (1940 Ocean Avenue) possessing Georgian Colonial influence is insufficient to constitute Georgian Colonial a noteworthy architectural style

Beaux-Arts: A classical form of architecture inspired by European styles. This US architecture dates back to the period of 1885–1920, which also includes Neo Classical features. The Beaux-Arts style became a more popular style during America’s City Beautiful movement. It tends to be monumental in proportion with grand sculptural facade elements.

- Symmetrical
- Uniform cornices
- Balustrades, pilasters, garlands
- Stone surfaces

Greek Revival: Often associated with Beaux-Arts architecture. It is Greek and Roman architecture inspired. Its popularity began in Western Europe, then vastly spread from east to west in America.

- Low pitched gable or hip roof
- Symmetrical

- Prominent cornices, pediments, pillars
- Ornamentation dominating the façade
- Greek and Roman columns (Doric, Ionic or Corinthian)
- Usually possessing excessive porches

Gothic Revival: Usually seen in institutional buildings. It became more feasible to incorporate these features into more intimate buildings with the start of mass-produced wood moldings. American architecture was able to manipulate the Gothic style to accommodate to its intended setting. The looming Gothic Revival look most found in cathedrals can now be incorporated into less grand buildings, providing a more *Picturesque* architectural style.

- Steeply pitched roofs
- Castle-style towers
- Exposed rafters
- Wood-frame “carpenter gothic” dominate
- Bargeboards or vergeboards

Romanesque Revival: First introduced by architect Henry Hobson Richardson. It is a transitional architectural style from Gothic Revival. It is mainly found in religious buildings. The usual masonry found within this architectural style is coupled with wood details to aid with its transitional trend.

- Rounded arches
- Squat pillars
- Clasp buttresses
- Spires

Tudor influences and Craftsman: Making its way to America in the early 20th Century. It is a basic emphasize of the rustic, cottage feel. It features decorative elements from timbered details. Another prominent feature to Craftsman is exposed beams, allowing for elongated eaves.

- Exposed wood framing
- Custom carpentered features
- Quaint feeling
- Overhanging rooflines

False Front Pioneer House: Resembling the Craftsman style. Inspired by New England cottages, the false front with wood finishes creates that rustic look to the façade common with this style. Ocean Avenue specifically built around this particular architectural style, but over time has been stripped of those details. Only retro False Front Pioneer House styled buildings remain within the neighborhood commercial corridor.

- False front which extends above the roofline
- Shelf molding just underneath the false front
- Trim and other decorative elements

Early Commercial Storefront: A combination of architectural styles. The notable interior commercial space is apparent from the street by a façade primarily made up of windows. However, the ornamentation and exterior details still exude an early 20th Century feel while remaining simplistic in nature.

- Transom skylight windows

- Storefront display windows
- Simple box framing
- Mix of various architectural styles in the exterior details

Italianate Victorian: Inspired by Italian Renaissance architecture. The most common depictions of this style are found in San Francisco’s residential duplexes. This is because this style works well with multistory designs. The Victorian elements shine through in the wood details, overall softening the façade.

- Low-pitched, hip roof with widely overhanging eaves
- Asymmetrical
- Bay windows
- Centered entryway with porch
- Elaborate framing
- Two to three stories

Stick-Eastlake Victorian: Minimal in comparison with Italianate architecture. This style shows its character by emphasizing the wooden structure, rather than with massive ornamentation. Victorian elements are still apparent, but the façade exemplifies more so with wood siding and wood encasings around windows and doorways.

- Steeply pitched gable roofs
- Recessed bay windows
- “Stick work” wood framing on the exterior showing where the interior structure lies
- Truss work
- Verandas

Queen Anne Victorian: Developed at the end of the 19th Century. The style was inspired by Elizabethan cottages coupled with classic Victorian detailing. It is meant to radiate luxury and extravagance. Its grandeur is subdued with intimate building heights and half-timbered exteriors.

- Complex hip or gable roofs
- Asymmetrical and multistoried
- Projecting upper floors
- Towers, turrets
- Exterior ornamentation

Edwardian Victorian: A style that is able to accommodate to high density housing, commonly found in San Francisco. Its ornamentation is described as Art Nouveau, more organic in its elegance. The Victorian features are still evident. The building itself is predominately box massing and multistoried.

- Mansard roof
- Dormer windows
- Colonnades
- Floral ornamentation

Colonial Revival: A revival of architecture found during the Revolutionary War era. It is a blend of modern construction techniques with American classical architecture. It is a more simplistic design while maintaining those specific features true to the style.

- Gable and hip roofs
- Wood siding and/or shingled façade
- Accentuated front door with decorative pediment supported by pilasters
- More elaborate dormers

Georgian Colonial Revival: Originated in Georgian England. The architecture consists of standard colonial features such as symmetrical, two-story house with center-entry façade. It is very common style in coastal living.

- Commonly side-gabled roof
- Wood siding and/or shingled façade
- Accentuated front door with decorative pediment supported by columns
- Sash windows

Craftsman: Giving the feeling of more man made rather than machine generated. The style includes a rustic, wood crafted look that comes from the natural use of materials. It is an intimate style that creates a cozy feel.

- Hand carved look
- Wood braces
- Exposed beams and elongated eaves
- Custom carpentered features
- Overhanging rooflines

Early Bay Tradition: A style fairly specific to the Bay Area. Its architecture mirrors Craftsman and Prairie styles. Early Bay is seen in single detached family homes with a simple façade, evading from much trim.

- Gable or hip roof
- Stucco and wood shingled roof
- Clean lines

Prairie Style: Design is credited to architect Frank Lloyd Wright. They are elongated horizontally, with usually recessed upper stories. The architecture adheres to modern design elements of strong vertical and horizontal lines.

- Flat roof
- Square geometric shape
- Wide
- Overhanging eaves

Mission Revival: Inspired by California missions. Because of limited construction experience, missions were somewhat crudely made, but this only added to the unique style. Massive walls were in place of substantial structural framing, and the façade remained flat and plain. The materials available gave the Mission style its infamous color and texture.

- Low pitched roof with Spanish clay tiles
- Arched walkways
- Projecting eaves and exposed beams
- Stucco walls usually in terra cotta color

Mediterranean Revival: An interpretation of Italian seaside villas. Decorative iron work is common on the façade. Its ornamentation ranges from classical to Beaux-Arts inspired styles. There is Spanish influence with a Mediterranean villa feel.

- Spanish clay tiles
- Window and walkway arches
- Balconies
- White or light pastel stucco work

Spanish Colonial Revival: Took hold of American architecture in the early 20th Century. It is Mexican architecture inspired, and also has classical features. Its style resembles Mission Revival while incorporating classical elements such as arcades, columns, and ornamentation.

- Low pitched roof with Spanish clay tiles
- Window and walkway arches
- Cast concrete ornaments
- Neo Classical features
- Usually white stucco work

Art Deco: Gained popularity in the 1930s. It was part of the modernist movement. It is a style seen as simple, functional, and modern. It includes clean lines and curved corners.

- Flat roof
- Geometric design pattern
- Parapets, stepped piers
- Vertical bands and horizontal lines

International: Modern architectural style commonly associated with the de Stijl Movement. It is a style that honors the simplicity of a building. It is absent of ornamentation. It is modern in the sense that it contains clean lines, square massing, and composition.

- Grid pattern windows
- Ribbon windows which wrap around corners
- Asymmetrical forms
- Rectangular massing at 90-degree angles

Googie: This style is a remembrance to a 1950s era. It is a type of modern architecture that was meant to capture the essence of the futuristic 21st Century. It embraces the automobile and was seen as a step right into modernity.

- Cantilevered structures
- “Starburst” elements, space age inspired decorations
- Acute angles
- “Cutout” seeming signage

The next set of architectural styles are described as “not significant” and do not adhere to the list of criteria designed to designate buildings as potentially preservable. Development that mainly occurred after the “streetcar suburb” growth of the early 20th Century does not function properly within the space, be it based on our quantitative or qualitative findings. Also, buildings

that have gone through extreme renovations and have been stripped of their original character fall into these categories, and are also deemed as not significant.

Based on the San Francisco Assessor Department’s Property Information Map, many (if not all) buildings within our study area have gone through some renovations and alterations. Even the oldest building in the area at 1831 Ocean Avenue has had alterations and repairs done to it over the last 20 years. An example of a building that would have been seen as significant, but has found itself on the not significant list due to exterior renovations is at 1508 Ocean Avenue. A once sparkling example of Spanish Colonial Revival has lost its ornamented details over time, and is nothing short of lack luster with its façade. The Mercantile Bank of California, Ocean Avenue’s first bank, used to have amazing concrete cast ornamentation and a false bell tower. Now it is a shell of what it once was and unfortunately does not meet the criteria needed to be seen as significant.



<http://www.outsidelands.org/1508-Ocean-Ave.php>

Not Significant Architectural Styles	Within Ocean Avenue Study Area	Specific Examples/ Addresses
Commercial Tract Development	Yes	Lakewood Plaza at 2000-2040 Ocean Ave
Post Modern	Influences	1701 Ocean Ave
Contemporary Modern	Yes	1250 Ocean Ave

Commercial Tract Development: A common form of development for commercial spaces. It is linear in nature. It is compartmentalized to accommodate to multiple businesses. Its uniformity creates conforming spaces that find it difficult to show any sign of uniqueness.

- Cost effective design lacking in detail
- Usually has an on-street parking lot
- Basic box massing to obtain all possible square footage

Post Modern: Primarily developed during the 1980s. It was an era that revolved around promoting simplicity and uniformity. Unfortunately, its take on modernity creates a lack luster exterior that leaves a lot to be desired.

- Clean lines
- Minimal accent features
- Expansive storefront

Contemporary Modern: A sleeker, more modern design. Even being more contemporary, material choices can warm up the space. It consists of clean lines and simple elements, while not eliminating character. This design is seen in mixed use development within an urban setting. There is retail space at the ground floor and residential units above.

- Clean lines
- Wood and warm toned materials as needed accents
- Usually 3 or more stories

Notable Buildings

The El Rey Theatre

- Built in 1930 Art Deco influence
- Cascading stepped piers, Zigzag overhang, vertical stripes
- Historic picture from Balboa Park Survey, and what it looks like currently
- Designed by known architect Timothy Pflueger
- It does not conform to our established criteria, but it is an iconic building that has been a major part and influence to Ocean Avenue's development
- It is recommended to be considered as a historic landmark

Beep's Burgers

- Built in 1962
- Again does not adhere to the set criteria
- But is a remembrance to a 1950s era and a unique style known as Googie that is not replicated or reinterpreted anywhere else on Ocean Avenue
- It is also recommended for Historic Landmark Status

IV. Recommendations

The present setting of Ocean Avenue's commercial corridor remains urban. Buildings that were deemed significant reflect periods of economic prosperity, growth, and longevity associated with a successful commercial district. The Ocean Avenue commercial district illustrates a successful urban commercial area from the 19th and 20th century. To preserve this feel, a determination of Significant, Significant-Supportive, or Not Significant was given to each building within the study area from Manor Drive to Harold Avenue, along this ~¾ of a mile stretch on Ocean Avenue.

Development Strategies

It is recommended to preserve buildings identified by this guide to ensure the historic feel and character of Ocean Avenue's neighborhood commercial district is not lost during revitalization. Encouragement to improve existing building facades, will greatly aid in supporting the existing significant building stock. New development should be focused east of the Ocean Avenue study area, closer to the Balboa Park Bart Station, to preserve the welcoming and usable scale of the neighborhood. New infill development opportunities such as identifying surface parking lots suitable for development will ensure the historic context of the area is not lost through the demolition of existing buildings. The McDonalds Restaurant on Ocean Avenue is an example to be considered for possible redevelopment. It sits on the largest surface parking lot

in the study area, and is a major infill opportunity. Furthermore, it does not fit the predetermined characteristic of Ocean Avenues commercial district. Focusing growth away from the study area is in accordance to the recommendation made by the San Francisco Planning Department in the Balboa Park Station Area Plan, and endorsed by this study.

Strategies for Preservation

Special Use District:

The *Neighborhood Commercial Special Use District* imposes various controls and prohibitions that would apply specifically to the area of focus to regulate density thresholds, and maximum number of particular establishments, or uses from overwhelming the special district. The threshold for maximum business types would be capped at the time the ordinance becomes official. A special use permit would be required to engage in business that contributed to over concentration in the area. Due to the fact that no two commercial districts are the same, maximum business concentrations of the Ocean Avenue business district would need to be specific to the focus area.

Landmark & Historic District Designation (Local Level):

The *Landmark and Historic District Designation* preservation alternative is site specific, and applied to individual elements of the landscape, or entire districts. Since 1967, only 230 sites and 11 historic sites have been embraced by the City and County of San Francisco for this level of preservation. A substantial amount of intact supporting-significant features of a site would need to be present to propose a site such as a “district” to receive the designation of a historic district.

Landmark & Historic District Designation (State Level):

This approach for historic preservation would be more difficult to achieve, and would be best suited for consideration by a building to building basis, instead of the consideration for the commercial district as a whole. The criteria for designation at the State level requires that the proposed site or structure must have made an important contribution to the patterns of regional history, or heritage to California, or the United States. Though the Ocean Avenue commercial district does have a rich history, and did play an important role in developing the surrounding area of the western neighborhoods, a considerable amount of modernization, redevelopment, and revitalization has been experienced in this area, thus degrading the possibility of this level of preservation becoming adopted.

Section II: Buildings

North Side of Ocean Avenue

2000, 2020, 2030, 2040 Ocean Avenue



Significant: No
Identifier(s): Lakewood Plaza - KFC, 7-11, Laundry
Year Built: 1980
Use: Commercial/Residential
Commercial Units: 4
Stories: 2
Width: 180'
Parking: Front
Front Setback: Yes
Corner Building: Yes
Entrance: Front, Side
Architectural Style: Commercial Tract Development
Architectural Features: Linear, basic box massing, front parking lot, brick façade with Spanish tiled roof.

1970 Ocean Avenue



Significant: Yes-Notable
Identifier(s): El Rey Theatre
Year Built: 1930
Use: Commercial-religious
Commercial Units: 1
Stories: 2
Width: 180'
Parking: Rear
Front Setback: No
Corner Building: Yes
Entrance: Front
Architectural Style: Art-Deco
Architectural Features:

Comments: Designed by noteworthy architect Timothy L. Pflueger. The El Rey Theatre is the tallest building within the study area. Its presence is evident even on Ocean Avenue's foggiest days. Building features iconic tower with vertical bands, elongated eyebrow across the entire length of the building.

1948 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Legend Billiards

Year Built: 1932

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 50

Parking: None

Front Setback: None

Corner Building: Yes

Entrance: Corner

Architectural Style: Early Commercial Storefront W/ Art-Deco Influence

Architectural Features: Storefront display windows, parapets, vertical bands, curved corners.

1942 Ocean Avenue



Significant: Yes

Identifier(s): *Vacant*

Year Built: 1928

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 25'

Parking: None

Front Setback: None

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Flat roof, storefront display windows, transom skylight windows, Spanish tiled roof, window pilasters.

1940 Ocean Avenue



Significant: Yes

Identifier(s): Central Upholstery

Year Built: 1932

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: None

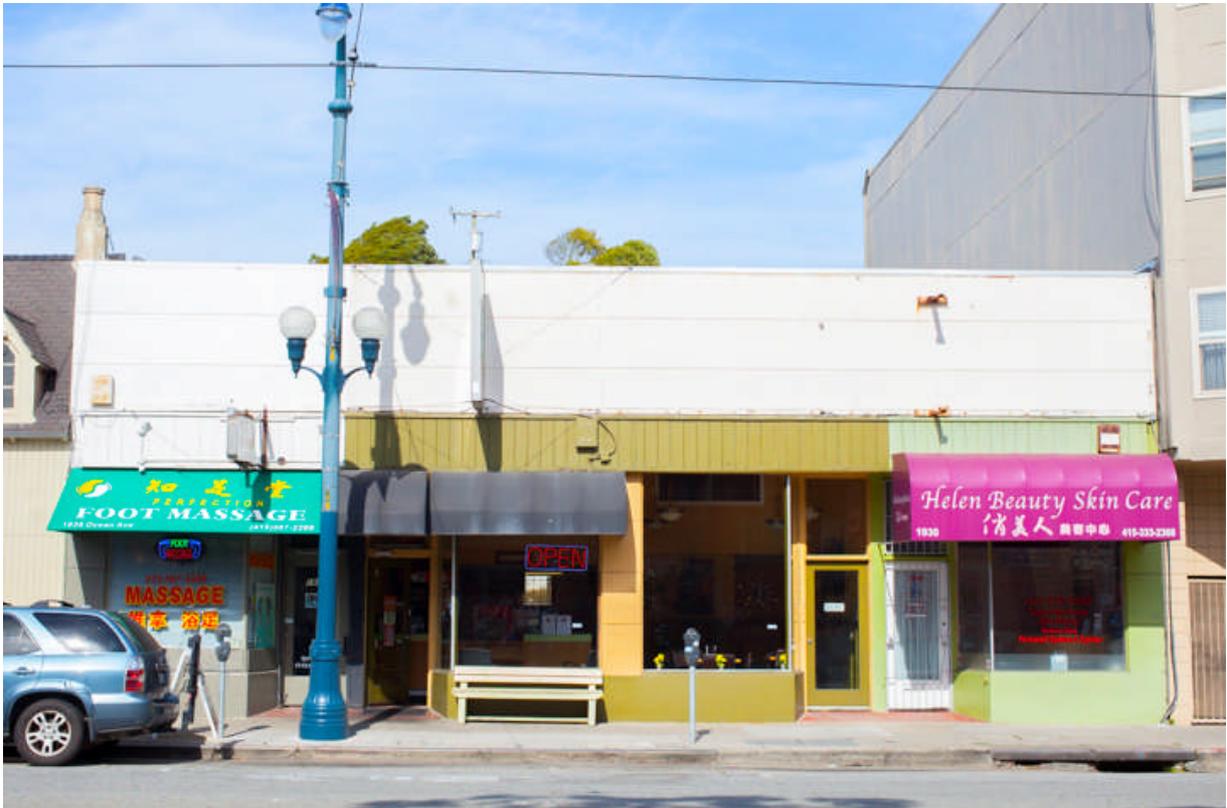
Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Georgian Colonial Revival influence

Architectural Features: Rectangular massing, storefront display windows, centered shed dormer, symmetrical dormers, side gabled roof.

1930, 1934, 1936 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Perfection Foot Massage, Helen Beauty Skin Care

Year Built: 1939

Use: Commercial

Commercial Units: 3

Stories: 1

Width: 45'

Parking: None

Front Setback: None

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Clean lines, rectangular massing, storefront display windows, wood siding, flat roof.

1920 Ocean Avenue



Significant: No

Identifier(s): Franciscan Hobbies, Ming Yuet Stylist

Year Built: 1987

Use: Commercial/Residential

Commercial Units: 2

Stories: 4

Width: 120'

Parking: Garage-front

Front Setback: None

Corner Building: Yes

Entrance: Front

Architectural Style: Post Modern

Architectural Features: Smooth plaster (stucco) walls, alternating gable pitch and flat roof, asymmetrical, flat façade.

1914 Ocean Avenue



Significant: No

Identifier(s): Advanced Dental Care

Year Built: 1986

Use: Commercial/Residential

Commercial Units: 1

Stories: 4

Width: 55'

Parking: Garage-side

Front Setback: None

Corner Building: Yes

Entrance: Front

Architectural Style: Post Modern

Architectural Features: Flat roof, curved corners, asymmetrical, flat façade.

1910 Ocean Avenue



Significant: Yes

Identifier(s): Linda's Ocean Nails

Year Built: 1933

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: No

Front Setback: None

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Art-Deco influence

Architectural Features: Flat roof, zig-zag design pattern, parapets, and vertical lines.

1906 Ocean Avenue



Significant: No
Identifier(s): Residential
Year Built: 1958
Use: Apartment Building
Commercial Units: 0
Stories: 4
Width: 45'
Parking: Garage-Front
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Modern W/ International influence
Architectural Features: Flat roof, asymmetrical, extending rooflines, cantilevered space, flat façade.

1900 Ocean Avenue



Significant: Yes

Identifier(s): Pho Ha Tien Restaurant

Year Built: 1930

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 40'

Parking: None

Front Setback: None

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Smooth plaster (stucco) walls, flat roof, storefront display windows, Spanish tiled roof, arcade.

1850 Ocean Avenue



Significant: No

Identifier(s): 24 Hour Fitness

Year Built: 1985

Use: Commercial/Residential

Commercial Units: 2

Stories: 4

Width: 280'

Parking: Garage-Side

Front Setback: None

Corner Building: Yes

Entrance: Front, Corner

Architectural Style: Post Modern

Architectural Features: Largest building by width, minimal, clean lines, exposed columns, pediment roof pitches, living units with arches and parapets.

1760, 1738, 1730 Ocean Avenue



Significant: No
Identifier(s): CVS, RAI Dialysis, UPS Store
Year Built: 1991
Use: Commercial/Residential
Commercial Units: 3
Stories: 3
Width: 210'
Parking: Garage-Side
Front Setback: None
Corner Building: Yes
Entrance: Front, Corner
Architectural Style: Post Modern W/ Greek Revival influence
Architectural Features: Clean lines, rectangular massing, minimal, pediment roof pitches, detailed trim, pilasters.

1720, 1716, 1712, 1708, 1700 Ocean Avenue



Significant: Yes
Identifier(s): Java on Ocean
Year Built: 1921
Use: Commercial
Commercial Units: 5
Stories: 1
Width: 100'
Parking: None
Front Setback: No
Corner Building: Yes
Entrance: Front
Architectural Style: Craftsman W/ Tudor influence
Architectural Features: Tudor influence, cottage style, timbered appearance, exposed wood framing, seemingly hand carved wood detailing.

1630 Ocean Avenue



Significant: No
Identifier(s): Walgreens
Year Built:
Use: Commercial
Commercial Units: 1
Stories: 1
Width: 100'
Parking: Side
Front Setback: No
Corner Building: Yes
Entrance: Front
Architectural Style: Post Modern W/ Art-Deco influence
Architectural Features: Flat roof, geometric design pattern, tower with vertical bands, minimal, rectangular massing.

1616, 1614, 1612, 1608, 1604 Ocean Avenue



Significant: Yes
Identifier(s): Fruit Barn
Year Built: 1920
Use: Commercial
Commercial Units: 5
Stories: 1
Width: 100'
Parking: None
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Early Commercial Storefront W/ Craftsman influence
Architectural Features: Wood shingle roof, wood siding, ornate corbels, hip roof without pitch.

1556, 1552, 1548 Ocean Avenue



Significant: No
Identifier(s): Under Renovation
Year Built: 1950
Use: Commercial
Commercial Units: 3
Stories: 1
Width: 60'
Parking: None
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Commercial Tract Development
Architectural Features: Storefront display windows, symmetrical, hip roof with centered gabled roof pitch, brick façade, wood shingles.

1540 Ocean Avenue



Significant: Yes
Identifier(s): Sea Garden Restaurant
Year Built: 1932
Use: Commercial
Commercial Units: 1
Stories: 1
Width: 35'
Parking: None
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Early Commercial Storefront W/ Art-Deco influence
Architectural Features: Storefront display windows, vertical bandings, geometric design pattern, curved corners.

1532 Ocean Avenue



Significant: Yes

Identifier(s): Power Trading Co.

Year Built: 1919

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 20'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Craftsman

Architectural Features: Tudor influence, gable roof pitch, exposed beams, exaggerated corbels.

1524 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Power Trading Co.

Year Built: 1917

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 35'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Storefront display windows, smooth plaster (stucco) walls, flat roof, Spanish tiled roof.

1508 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Copy Edge

Year Built: 1923

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 45'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Modern W/ Mediterranean Revival influence

Architectural Features: Smooth plaster (stucco) walls, Spanish tiled roof, hip roof.

1500 Ocean Avenue



Significant: Yes
Identifier(s): The Laundry Basket
Year Built: 1946
Use: Commercial/Residential
Commercial Units: 1
Stories: 2
Width: 50'
Parking: Yes, In Rear
Front Setback: No
Corner Building: Yes
Entrance: Front, Corner
Architectural Style: Early Commercial Storefront
Architectural Features: Storefront display windows, minimal, clean lines, multi-storied, detailed trim, flat roof.

1490 Ocean Avenue



Significant: No
Identifier(s): Ocean Avenue Service Station
Year Built: 1966
Use: Commercial/Auto-Repair
Commercial Units: 1
Stories: 1
Width: 100'
Parking: Front
Front Setback: Yes
Corner Building: Yes
Entrance: Side
Architectural Style: Commercial Tract Development
Architectural Features: Front parking, wood siding, false exposed beams.

1422, 1418 Ocean Avenue



Significant: Yes

Identifier(s): Mayflower Restaurant, Elegant Spa

Year Built: 1926

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Art Deco influence

Architectural Features: Flat roof, geometric design pattern, parapets, vertical bands, façade into thirds.

1414, 1410 Ocean Avenue



Significant: Yes

Identifier(s): Unitcall Wireless, *Kmac-Vacant*

Year Built: 1926

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 30'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Storefront display windows, transom skylight windows, Spanish tiled roof, cast concrete ornaments.

1400 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): *El Porvenir #3 Produce Market-Vacant*

Year Built: 1919

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 40'

Parking: No

Front Setback: No

Corner Building: Yes

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Rectangular massing, storefront display windows, clean lines, flat roof, detailed trim.

Ocean Avenue



Significant: Yes
Identifier(s): Apartment Building
Year Built: 1925
Use: Residential
Commercial Units: 0
Stories: 4
Width: 35'
Parking: Garage-Side
Front Setback: No
Corner Building: Yes
Entrance: Front
Architectural Style: Edwardian and Victorian influences
Architectural Features: Minimal, mansard roofing, multi-storied, bay windows, arched doorway.

1338, 1334, 1330, 1326 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Jalapeno Taqueria, Health Feet Massage, Hawaiian Sandwiches, Salon

Year Built: 1921

Use: Commercial

Commercial Units: 4

Stories: 1

Width: 60'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Rectangular massing, storefront display windows, flat roof.

1320 Ocean Avenue



Significant: Yes

Identifier(s): B.J. Waters Plumbing

Year Built: 1922

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 30'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ False Front Pioneer House influence

Architectural Features: False front which extends above the roofline, shelf molding just underneath the false front, decorative elements, transom skylight windows.

1314 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Café D'melanio

Year Built: 1922

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 35'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Craftsman influence

Architectural Features: Tudor influence, timbered appearance, transom skylight windows, wood shingles, brick façade.

1306, 1300 Ocean Avenue



Significant: Yes

Identifier(s): Ocean Wash & Dry, Viking Giant Submarines

Year Built:

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 35'

Parking: None

Front Setback: No

Corner Building: Yes

Entrance: Front, Corner

Architectural Style: Early Commercial Storefront

Architectural Features: Storefront display windows, minimal, clean lines, flat roof.

1298 Ocean Avenue



Significant: Yes
Identifier(s): Ingleside Branch Library
Year Built: 2008
Use: Municipal
Commercial Units: 0
Stories: 1
Width: 115'
Parking: None
Front Setback: No
Corner Building: Yes
Entrance: Front
Architectural Style: International
Architectural Features: Exposed tube columns, floating ceiling, window shading devices, cantilevered window.

1250 Ocean Avenue



Significant: No

Identifier(s): Yogurt Land, Avalon Bay

Year Built: 2011

Use: Commercial/Residential

Commercial Units: 1

Stories: 5

Width: 190'

Parking: Garage-Side

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Contemporary Modern

Architectural Features: Tallest building by number of floors, mixed use, multiple material cladding, clean lines, recessing to avoid overwhelming massing.

1150 Ocean Avenue



Significant: No
Identifier(s): Whole Foods, Avalon Bay
Year Built: 2011
Use: Commercial/Residential
Commercial Units: 1
Stories: 4
Width: 260'
Parking: Garage-Side
Front Setback: No
Corner Building: Yes
Entrance: Corner
Architectural Style: Contemporary Modern
Architectural Features: Mixed use, multiple material cladding, clean lines, recessing to avoid overwhelming massing.

Section II: Buildings

South Side of Ocean Avenue

1973 Ocean Avenue



Significant: Yes

Identifier(s): Dri-Clean Express

Year Built: 1915

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Art-Deco

Architectural Features: Flat roof, geometric design pattern, parapets, stepped piers.

1967 Ocean Avenue



Significant: Yes

Identifier(s): Bay Are Gold & Silver

Year Built: 1926

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Bay Tradition

Architectural Features: Wood siding, gable roof over doorway, side gable roof, wood shingled roof.

1959, 1961, 1963 Ocean Avenue



Significant: No

Identifier(s): Aquatic Central, Acupuncture

Year Built: 1948

Use: Commercial

Commercial Units: 3

Stories: 1

Width: 50'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Modern

Architectural Features: Rectangular massing, minimal, clean lines, detailed trim, flat roof.

1951 Ocean Avenue



Significant: Yes

Identifier(s): Ramallah Club of San Francisco

Year Built: 1933

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 50'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: False Front Pioneer House influence

Architectural Features: Retro False Front Pioneer influence, pitched roof, Doric Greek columns.

1947, 1949 Ocean Avenue



Significant: Yes

Identifier(s): Nails By Lisa, Serge A Lot

Year Built: 1931

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Smooth plaster (stucco) walls, flat roof, Spanish tiled roof, decorative corbels.

1939, 1941, 1943, 1945 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Ocean Taqueria, EBikes SF

Year Built: 1924

Use: Commercial

Commercial Units: 4

Stories: 1

Width: 50'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Transom skylight windows, rectangular massing, clean lines, flat roof, detailed trim.

1931, 1933, 1935 Ocean Avenue



Significant: Yes

Identifier(s): Kimura Gallery, Ocean Cyclery

Year Built: 1929

Use: Commercial

Commercial Units: 3

Stories: 1

Width: 50'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Arcade transom skylight windows, ornate arcade, symmetrical, concrete cast ornamentation.

1927, 1929 Ocean Avenue



Significant: Yes-Supportive
Identifier(s): Jk Massage Therapy
Year Built: 1947
Use: Commercial
Commercial Units: 2
Stories: 1
Width: 25'
Parking: None
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Early Commercial Storefront
Architectural Features: Rectangular massing, clean lines, flat roof, and detailed trim

1923 Ocean Avenue



Significant: Yes

Identifier(s): Emmy's Chinese Restaurant

Year Built: 1925

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Mediterranean Revival influence

Architectural Features: Rectangular massing, parapets, detailed trim, ornate cinnamon twist pilasters, arching windows.

1919 Ocean Avenue



Significant: Yes

Identifier(s): Joe's Excellent Chinese

Year Built: 1924

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Edwardian Victorian

Architectural Features: Symmetrical, mansard roof, Greek inspired cornice, projected upper floor, window trimming.

1915 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): In Style

Year Built: 1923

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 50

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Storefront display windows, smooth plaster (stucco) walls, flat roof, Spanish tiled roof.

1907 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Ocean Avenue Tattoo Studio, Cut to Contrast Barbershop

Year Built: 1924

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Rectangular massing, clean lines, flat roof, and detailed trim.

1901 Ocean Avenue



Significant: Yes
Identifier(s): Fog Lifter Cafe
Year Built: 1925
Use: Commercial/Residential
Commercial Units: 5
Stories: 2
Width: 30'
Parking: None
Front Setback: No
Corner Building: Yes
Entrance: Front, Side
Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence
Architectural Features: Concrete cast ornamentation with sashes, low pitched, Spanish tiled roof, colonnade of window arches, gambrel roof pitch.

390 Ashton Avenue



Significant: No

Identifier(s): Astronomical Society of the Pacific

Year Built: 1932

Use: Commercial

Commercial Units: 1

Stories: 2

Width: 50'

Parking: Garage-Side

Front Setback: No

Corner Building: Yes

Entrance: Side

Architectural Style: Modern

Architectural Features: Minimal, clean lines, multi-storied, flagstone wainscoting, and flat roof.

1831 Ocean Avenue



Significant: Yes
Identifier(s): Lapier Chiropractic
Year Built: 1900
Use: Commercial/Residential
Commercial Units: 1
Stories: 2
Width: 25'
Parking: None
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Edwardian Victorian
Architectural Features: Gable Roof, ornate pediment, handcrafted column window frames, transom skylight windows, upper floor bay windows.

1827 Ocean Avenue



Significant: No
Identifier(s): Kumon
Year Built: 1941
Use: Commercial/Residential
Commercial Units: 1
Stories: 2
Width: 25'
Parking: None
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Modern
Architectural Features: Rectangular massing, clean lines, flat roof, and detailed trim.

1801 Ocean Avenue



Significant: No
Identifier(s): San Francisco Church Assembly
Year Built: 1958
Use: Commercial/Religious
Commercial Units: 1
Stories: 1
Width: 130'
Parking: Rear
Front Setback: No
Corner Building: Yes
Entrance: Front
Architectural Style: Modern
Architectural Features: Modern overhang and ornamentation, rectangular massing.

1799 Ocean Avenue



Significant: No
Identifier(s): Valero Gas Station
Year Built: 1966
Use: Commercial-Gas Station
Commercial Units: 1
Stories: 1
Width: 75'
Parking: Front
Front Setback: Yes
Corner Building: Yes
Entrance: Front
Architectural Style: Commercial Tract Development
Architectural Features: Front parking, minimal, clean lines.

1735, 1727 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): A1 Café & Bakery, All State Insurance

Year Built: 1930

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 50'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Storefront display windows, rectangular massing, clean lines, flat roof, details, vertical wood siding.

1719 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Daytona Body Shop & Mechanic

Year Built: 1919

Use: Commercial-Auto Repair

Commercial Units: 1

Stories: 1

Width: 25'

Parking: Garage-Front

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Rectangular massing, clean lines, and flat roof.

1701, 1705 Ocean Avenue, 551 Faxon



Significant: No
Identifier(s): OMI Family Center
Year Built: 1989
Use: Commercial
Commercial Units: 3
Stories: 1
Width: 75'
Parking: None
Front Setback: No
Corner Building: Yes
Entrance: Front, Corner
Architectural Style: Post Modern
Architectural Features: Rectangular massing, minimal, clean lines.

1649 Ocean Avenue



Significant: Yes

Identifier(s): Chase Bank

Year Built: 1927

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 40'

Parking: None

Front Setback: No

Corner Building: Yes

Entrance: Front

Architectural Style: Beaux-Arts and Spanish Colonial Revival influence

Architectural Features: Neoclassical elements but is seen as much more ornate, Corinthian columns and concrete cast ornamentation, Spanish tiled roof.

1637, 1649 Ocean Avenue



Significant: Yes

Identifier(s): Yoga, Bank of America ATM

Year Built: 1927

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 40'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Storefront display windows, Spanish tiled roof, cast concrete ornaments, transom skylight windows.

1631 Ocean Avenue



Significant: Yes

Identifier(s): Iglesia Evangelica Bethesda Inc.

Year Built: 1963

Use: Commercial-Religious

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: International

Architectural Features: Rectangular massing, asymmetrical, glass façade, 90-degree angles.

1625, 1627 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Income Tax Preparation, Sports Memorabilia

Year Built: 1923

Use: Commercial

Commercial Units: 2

Stories: 1

Width: 25

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Rectangular massing, clean lines, flat roof, detailed trim, and angled overhang.

1607, 1611, 1615, 1610, 1623 Ocean Avenue



Significant: Yes

Identifier(s): The Ave Bar, A-1 Shoe Repair, Star Nails, Dollar Best

Year Built: 1922

Use: Commercial

Commercial Units: 5

Stories: 1

Width: 75'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Storefront display windows, flat roof, Spanish tiled roof, detailed trim.

1061 Ocean Avenue



Significant: No
Identifier(s): *vacant*
Year Built: 1919
Use: Commercial/Residential
Commercial Units: 2
Stories: 2
Width: 25'
Parking: None
Front Setback: No
Corner Building: Yes
Entrance: Front
Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence
Architectural Features: Smooth plaster (stucco) walls, flat roof, Spanish tiled roof, cantilevered windows.

1549, 1551 Ocean Avenue



Significant: Yes

Identifier(s): Mary Anne Nail and Hair "R" Us, Horman's Liquors

Year Built: 1925

Use: Commercial/Residential

Commercial Units: 2

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: Yes

Entrance: Front

Architectural Style: Queen Anne Victorian and Spanish Colonial Revival influences

Architectural Features: Queen Anne features, multi-storied, bay windows, prominent turret, Spanish tiled roof.

1545 Ocean Avenue



Significant: Yes

Identifier(s): Waterfall Wellness Center

Year Built: 1922

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: False Front Pioneer House Influence

Architectural Features: False front which extends above the roofline, shelf molding just underneath the false front, decorative elements.

1537 Ocean Avenue



Significant: Yes
Identifier(s): Jo Jo's Cafe
Year Built: 1922
Use: Commercial/Residential
Commercial Units: 1
Stories: 2
Width: 25'
Parking: None
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Spanish Colonial Revival and Edwardian Victorian Influences
Architectural Features: Symmetrical, bay windows, Spanish tiled roof.

1533 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Optometrist

Year Built: 1925

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Edwardian Victorian influences

Architectural Features: Storefront display windows, flat roof, Spanish tiled roof, detailed trim.

1523 Ocean Avenue



Significant: No
Identifier(s): In Salon
Year Built: 2008
Use: Commercial/Residential
Commercial Units: 1
Stories: 3
Width: 25'
Parking: Garage-Front
Front Setback: No
Corner Building: No
Entrance: Front
Architectural Style: Post Modern W/ Victorian influence
Architectural Features: Window trimming, multi-storied, bay windows, Spanish tiled roof.

1521 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): A&N Liquors

Year Built: 1936

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Storefront display windows, transom skylight windows, rectangular massing, clean lines, and flat roof.

1515 Ocean Avenue



Significant: No

Identifier(s): Kim For Hair

Year Built: 1978

Use: Commercial/Residential

Commercial Units: 1

Stories: 3

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Modern

Architectural Features: Minimal, flat roof, cantilevered space, flat façade, rectangular massing, and clean lines.

1501, 1509 Ocean Avenue



Significant: Yes
Identifier(s): Lucky Ocean Cafe
Year Built: 1917
Use: Commercial/Residential
Commercial Units: 2
Stories: 2
Width: 55'
Parking: None
Front Setback: No
Corner Building: Yes
Entrance: Front, Corner
Architectural Style: Queen Anne Victorian and Spanish Colonial Revival influences
Architectural Features: Queen Anne features, prominent turret, Spanish tiled roof, cast concrete ornaments.

1495 Ocean Avenue



Significant: No

Identifier(s): Fortune Teller

Year Built: 1958

Use: Commercial/Residential

Commercial Units: 1

Stories: 3

Width: 30'

Parking: Garage-Side

Front Setback: No

Corner Building: Yes

Entrance: Front

Architectural Style: Modern

Architectural Features: Minimal, flat roof, cantilevered space, flat façade, rectangular massing, and clean lines.

1443 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Ocean Pizza Restaurant

Year Built: 1948

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Storefront display windows, rectangular massing, flat roof, detailed trim.

1437, 1439 Ocean Avenue



Significant: Yes

Identifier(s): Doan's Beauty & Spa, Men Hong Clinic

Year Built: 1929

Use: Commercial

Commercial Units: 2

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Mission Revival Influence

Architectural Features: Smooth plaster (stucco) walls, Spanish tiled roof, cast concrete ornaments, arched parapets, curved roof details.

1431 Ocean Avenue



Significant: No

Identifier(s): CLW Builders

Year Built: 1948

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Modern

Architectural Features: Storefront display windows, rectangular massing, clean lines, flat roof.

1425 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): SF Municipal Railway Employees Federal Credit Union

Year Built: 1925

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Edwardian Victorian influence

Architectural Features: Multi-storied, bay windows, rectangular massing, clean lines, and mansard roof.

1415 Ocean Avenue



Significant: Yes

Identifier(s): Sherwin Williams

Year Built: 1923

Use: Commercial

Commercial Units: 1

Stories: 1

Width: 50'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Spanish Colonial Revival influence

Architectural Features: Smooth plaster (stucco) walls, Spanish tiled roof, cast concrete ornaments, arched windows.

1401 Ocean Avenue



Significant: No
Identifier(s): Apartment
Year Built: 1962
Use: Residential
Commercial Units: 0
Stories: 3
Width: 50'
Parking: Garage-Front-Side
Front Setback: No
Corner Building: Yes
Entrance: Front
Architectural Style: Modern
Architectural Features: Floating second story, cantilevered space, recessed facades.

1345 Ocean Avenue



Significant: Yes

Identifier(s): Ingleside Church & Community Center

Year Built: 1909

Use: Commercial-Religious

Commercial Units: 1

Stories: 3

Width: 100'

Parking: None

Front Setback: No

Corner Building: Yes

Entrance: Front

Architectural Style: Greek Revival

Architectural Features: Neoclassical elements, Ionic columns, pilasters, Greek inspired cornice, detailed pediment.

1325 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Hang Fook Bakery & Restaurant

Year Built: 1907

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Edwardian Victorian Influence

Architectural Features: Accentuated cornice, wood siding, symmetrical, and bay window.

1315 Ocean Avenue



Significant: Yes

Identifier(s): Auto 280

Year Built: 1924

Use: Commercial-Auto repair

Commercial Units: 1

Stories: 1

Width: 50'

Parking: Garage-Front

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: False Front Pioneer House influence

Architectural Features: False front which extends above the roofline, shelf molding just underneath the false front, decorative elements.

1301 Ocean Avenue



Significant: No
Identifier(s): Plymouth Auto
Year Built: 1961
Use: Commercial-Auto Repair
Commercial Units: 1
Stories: 1
Width: 50'
Parking: Front
Front Setback: Yes
Corner Building: Yes
Entrance: Side
Architectural Style: Commercial Tract Development
Architectural Features: Front parking, minimal, clean lines.

1201 Ocean Avenue



Significant: No
Identifier(s): McDonald's
Year Built: 1971
Use: Commercial
Commercial Units: 1
Stories: 1
Width: 235'
Parking: Side, Rear
Front Setback: Yes
Corner Building: Yes
Entrance: Front, Side
Architectural Style: Commercial Tract Development
Architectural Features: Largest surface parking lot: 29 parking spaces, linear.

270B Brighton Street



Significant: No
Identifier(s): *vacant lot*
Year Built: n/a
Use: n/a
Commercial Units: n/a
Stories: n/a
Width: n/a
Parking: Side. n/a
Front Setback: n/a
Corner Building: n/a
Entrance: Front, n/a
Architectural Style: n/a
Architectural Features: n/a

1125 Ocean Avenue



Significant: No

Identifier(s): Tea Me, Mama Mia Pizzeria

Year Built: 2005

Use: Commercial/Residential

Commercial Units: 3

Stories: 4

Width: 75'

Parking: Garage-Front

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Contemporary Modern

Architectural Features: Masonry first story, minimal, clean lines, cantilevered windows, extended eaves.

1109 Ocean Avenue



Significant: Yes

Identifier(s): 21 Taste House

Year Built: 1926

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 30'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Mission Revival influence

Architectural Features: Smooth plaster (stucco) walls, Spanish tiled roof, cast concrete ornaments, mission style curved roof.

1101 Ocean Avenue



Significant: No
Identifier(s): Randy's Bar
Year Built: 1908
Use: Commercial/Residential
Commercial Units: 1
Stories: 2
Width: 25'
Parking: None
Front Setback: No
Corner Building: Yes
Entrance: Corner
Architectural Style: Early Bay Tradition influences
Architectural Features: Multi-storied, wood siding, shingled roof, bay windows, hip roof lines.

1051 Ocean Avenue



Significant: Yes

Identifier(s): Beep's Burgers

Year Built: 1962

Use: Commercial-Drive In

Commercial Units: 1

Stories: 1

Width: 50'

Parking: Side

Front Setback: Yes

Corner Building: Yes

Entrance: Side

Architectural Style: Googie

Architectural Features: Front parking, "starburst" elements, space age inspired decorations, acute angles, "cutout" seeming signage.

1039 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): Quickly

Year Built: 1902

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront

Architectural Features: Rectangular massing, clean lines, flat roof, details.

1031 Ocean Avenue



Significant: Yes-Supportive

Identifier(s): *Quan Pho Viet-Vacant*

Year Built: 1916

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Early Commercial Storefront W/ Edwardian Victorian influence

Architectural Features: Multi-storied, bay windows, detailed trim, symmetrical.

1025 Ocean Avenue



Significant: Yes

Identifier(s): City College Laundry

Year Built: 1914

Use: Commercial/Residential

Commercial Units: 1

Stories: 2

Width: 25'

Parking: None

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Edwardian Victorian

Architectural Features: Ornate cornice, geometric dentil, bay windows, multi-storied, window trimming.

1015, 1019 Ocean Avenue



Significant: No

Identifier(s): Liquor, Bay Circle Printing

Year Built: 1963

Use: Commercial/Residential

Commercial Units: 2

Stories: 3

Width: 50'

Parking: Garage-Front

Front Setback: No

Corner Building: No

Entrance: Front

Architectural Style: Modern

Architectural Features: Prominent vertical walls, cladding, ribbon windows.

1001 Ocean Avenue



Significant: No

Identifier(s): Ocean Avenue Veterinary Hospital

Year Built: 1970

Use: Commercial

Commercial Units: 1

Stories: 2

Width: 50'

Parking: Rear

Front Setback: No

Corner Building: Yes

Entrance: Side

Architectural Style: Modern

Architectural Features: Rectangular massing, rhythmic wall offsetting, brick, flat roof.

End of Section II. Buildings

Section III: Statistical Data & Appendix

Statistical Data

Total buildings in study area: **91**

Commercial Units

Total ground floor commercial units: **143**

Total vacant ground floor commercial units **18 (13%)**

Floors

1 Floor: 45 buildings (50%)

2 Floors: 30 buildings (33%)

3 Floors: 7 buildings (8%)

4 Floors: 7 buildings (8%)

5 Floors: 1 building (1%)

1-2 Floors: (83%)

3+ Floors: (17%)

Building Widths

Less than 35 feet: 44 buildings (49%)

Less than 50 feet: **67 buildings (74%)**

Greater than 100 feet: 15 buildings (17%)

Greater than 200 feet: 4 buildings (4%)

Off-Street Parking

Parking in front: 4 buildings (4%)

No parking: **63 buildings (70%)**

Garage parking: 17 buildings (19%)

Side or rear parking: 5 buildings (6%)

Setbacks

Front setback: 6 buildings (7%)

Zero setback: **84 buildings (93%)**

Building Age

Built before 1950: **65 buildings (72%)**

Built after 1951: 23 buildings (26%)

Built before 1910: 5 buildings (6%)

Built before 1920: 15 buildings (17%)

Built before 1930: 48 buildings (53%)

Built before 1940: 57 buildings (63%)

Buildings determined as significant: 40 buildings (44%)

Buildings determined as significant-supportive: 21 buildings (23%)

Buildings determined as not significant: 30 buildings (33%)

Total recommended for preservation: **61 buildings (68%)**

Site Visits

6 October 2013	Visual inspection and photographic survey of north side of Ocean Avenue
7 October 2013	Visual inspection and photographic survey of south side of Ocean Avenue
9 October 2013	Ocean Avenue Association Meeting: Preliminary Presentation
26 October 2013	Intercept Survey by Dominique
31 October 2013	Verification of information previously collected
5 November 2013	Ocean Avenue Association Meeting: Draft Presentation

Previous Surveys

1976 Architectural Quality Survey, San Francisco Planning Department
2008 Historic Resource Survey, San Francisco Planning Department
2014 New survey to be released, San Francisco Planning Department
*San Francisco Architectural Heritage has not surveyed the study area.

Persons & Organizations Contacted

William Beutner, Research Assistant, San Francisco Architectural Heritage
Jonathan Lammers, Preservation Planner, San Francisco Planning Department
Dan Weaver and Alexander Mullaney, Ocean Avenue Association

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Appendix: Intercept Survey

San Francisco Ocean Avenue Survey

1) Age: 33

2) What area do you live in? Cow Palace

3) How familiar are you with this area? 1 2 3 4 5 6 7 8 9 10
 Not At All Very Much So

4) What usually brings you to this area? 24 w/ City College

5) How much time do you usually spend in this area per visit?
 Less than 1 hour 1-3 hours 4-6 hours More than 6 hours

6) What is the overall feeling that Ocean Avenue gives to you?
safe nice people
city college may be private city
business



7) Which building do you like better? Why?



8) Which building do you like better? Why? color shapes homey institutional



9) Which area would you rather walk down? Why? business vs lonely not safe



10) Where would you rather live? Why? style lively normal

Appendix: Intercept Survey

San Francisco Ocean Avenue Survey

1) Age: 26

2) What area do you live in? Ingliside

3) How familiar are you with this area? 1 2 3 4 5 6 7 8 9 10
Not At All Very Much So

4) What usually brings you to this area? My house

5) How much time do you usually spend in this area per visit?
Less than 1 hour 1-3 hours 4-6 hours More than 6 hours

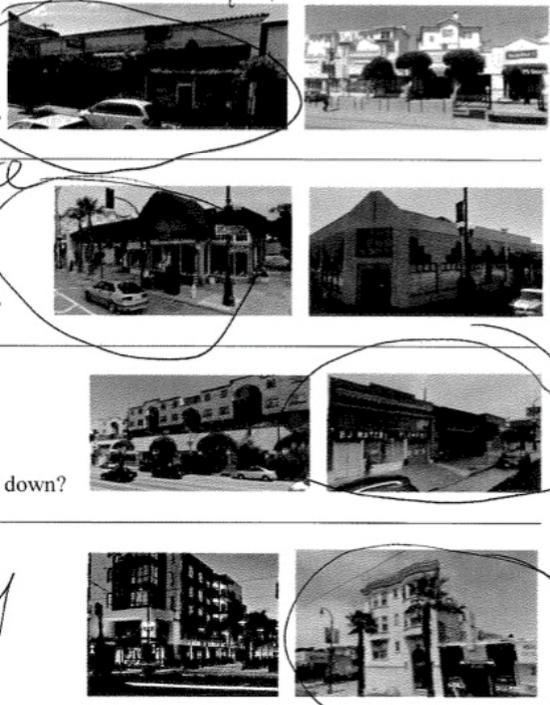
6) What is the overall feeling that Ocean Avenue gives to you?
Safe, Quiet, Friendly, Asian

7) Which building do you like better?
Why? Dollar Store

8) Which building do you like better?
Why? Coffee

9) Which area would you rather walk down?
Why? Close to Library

10) Where would you rather live?
Why? Quieter



#	Address	Identifier	Year Built	Style	Significant
1	2000, 2020, 2030, 2040	Lakewood Plaza - KFC, 7-11, Laundry	1980	Commercial Tract Development	No
2	1970	El Rey Theatre	1930	Art-Deco	Yes (Notable)
3	1948	Legend Billiards	1932	Early Commercial Storefront W/ Art-Deco Influence	Yes-Supportive
4	1942	<i>vacant</i>	1928	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
5	1940	Central Upholstery	1932	Early Commercial Storefront W/ Georgian Colonial Revival	Yes
6	1930, 1934, 1936	Perfection Foot Massage, Helen Beauty Skin Care	1939	Early Commercial Storefront	Yes-Supportive
7	1920	Franciscan Hobbies, Ming Yuet Stylist	1987	Post Modern	No
8	1914	Advanced Dental Care	1986	Post Modern	No
9	1910	Linda's Ocean Nails	1933	Early Commercial Storefront W/ Art Deco Influence	Yes
10	1906	Apartment	1958	Modern W/ International Influence	No
11	1900	Pho Ha Tien Restaurant	1930	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
12	1850	24 Hour Fitness	1985	Post Modern	No
13	1760, 1738, 1730	CVS, RAI Dialysis, UPS Store	1991	Post Modern W/ Greek Revival Influence	No
14	1720, 1716, 1712, 1708, 1700	Java On Ocean	1921	Craftsman W/ Tudor Influence	Yes
15	1630	Walgreens		Post Modern W/ Art-Deco Influence	No
16	1616, 1614, 1612, 1608, 1604	Fruit Barn	1920	Early Commercial Storefront W/ Craftsman Influence	Yes
17	1556, 1552, 1548	<i>vacant - undergoing renovations</i>	1950	Commercial Tract Development	No
18	1540	Sea Garden Restaurant	1932	Early Commercial Storefront W/ Art-Deco Influence	Yes
19	1532	Power Trading Co.	1919	Craftsman	Yes
20	1524	Power Trading Co.	1917	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes-Supportive
21	1508	Copy Edge	1923	Modern W/ Mediterranean Revival Influence	Yes-Supportive
22	1500	The Laundry Basket	1946	Early Commercial Storefront	Yes
23	1490	Ocean Avenue Service Station	1966	Commercial Tract Development	No
24	1422, 1418	Mayflower Restaurant, Elegant Spa	1926	Early Commercial Storefront W/ Art Deco Influence	Yes
25	1414, 1410	Kmac, Unitcall Wireless	1926	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
26	1400	<i>vacant - El Porvenir #3 Produce Market</i>	1919	Early Commercial Storefront	Yes-Supportive
27		Apartment	1925	Edwardian and Victorian Influences	Yes
28	1338, 1334, 1330, 1326	Jalapeno Taqueria, Health Feet Massage, Hawaiian Sandwiches, Nail Salon	1921	Early Commercial Storefront	Yes-Supportive
29	1320	BJ Waters Plumbing	1922	Early Commercial Storefront W/ False Front Pioneer House Influence	Yes
30	1314	Café D'melanio	1922	Early Commercial Storefront W/ Craftsman Influence	Yes-Supportive
31	1306, 1300	Ocean Wash & Dry, Viking Giant Submarines		Early Commercial Storefront	Yes
32	1298	Ingleside Branch Library	2008	International	Yes
33	1250	Yogurt Land, Avalon Bay	2011	Contemporary Modern	No
34	1150	Whole Foods, Avalon Bay	2011	Contemporary Modern	No

Ocean Avenue Historic Preservation Guide: Building Database

#	Address	Identifier	*Use	*Commercial Units	*Vacant Units	Stories	*Width (feet)	*Off-Street Parking	Front Setback	Entrance Orientation	Corner Building
1	2000, 2020, 2030, 2040	Lakewood Plaza - KFC, 7-11, Laundry	commercial/residential	4	0	2	180	front	yes	front_side	yes
2	1970	El Rey Theatre	commercial-religious	1	0	2	180	rear	no	front	yes
3	1948	Legend Billiards	commercial	2	0	1	50	none	no	front_corner	yes
4	1942	vacant	commercial	1	1	1	25	none	no	front	no
5	1940	Central Upholstery	commercial/residential	1	0	2	25	none	no	front	no
6	1930, 1934, 1936	Perfection Foot Massage, Helen Beauty Skin Care	commercial	3	0	1	45	none	no	front	no
7	1920	Franciscan Hobbies, Ming Yuet Stylist	commercial/residential	2	0	4	120	garage-front	no	front	yes
8	1914	Advanced Dental Care	commercial/residential	1	0	4	55	garage-side	no	front	yes
9	1910	Linda's Ocean Nails	commercial/residential	1	0	2	25	none	no	front	no
10	1906	Apartment	residential	0	0	4	45	garage-front	no	front	no
11	1900	Pho Ha Tien Restaurant	commercial/residential	1	0	2	40	none	no	front	no
12	1850	24 Hour Fitness	commercial/residential	2	1	4	280	garage-side	no	front_corner	yes
13	1760, 1738, 1730	CVS, RAI Dialysis, UPS Store	commercial/residential	3	0	3	210	garage-side	no	front_corner	yes
14	1720, 1716, 1712, 1708, 1700	Java On Ocean	commercial	5	0	1	100	none	no	front	yes
15	1630	Walgreens	commercial	1	0	1	100	side	no	front	yes
16	1616, 1614, 1612, 1608, 1604	Fruit Barn	commercial	5	2	1	100	none	no	front	no
17	1556, 1552, 1548	vacant - undergoing renovations	commercial	3	3	1	60	none	no	front	no
18	1540	Sea Garden Restaurant	commercial	1	0	1	35	none	no	front	no
19	1532	Power Trading Co.	commercial	1	0	1	20	none	no	front	no
20	1524	Power Trading Co.	commercial	1	0	1	35	none	no	front	no
21	1508	Copy Edge	commercial/residential	1	0	2	45	none	no	front	no
22	1500	The Laundry Basket	commercial/residential	1	0	2	50	rear	no	corner	yes
23	1490	Ocean Avenue Service Station	commercial-auto repair	1	0	1	100	front	yes	side	yes
24	1422, 1418	Mayflower Restaurant, Elegant Spa	commercial	2	0	1	25	none	no	front	no
25	1414, 1410	Kmac, Unitcall Wireless	commercial	2	1	1	30	none	no	front	no
26	1400	vacant - El Porvenir #3 Produce Market	commercial	1	1	1	40	none	no	front	yes
27		Apartment	residential	0	0	4	35	garage-side	no	front	yes
28	1338, 1334, 1330, 1326	Jalapeno Taqueria, Health Feet Massage, Hawaiian Sandwiches, Nail Salon	commercial	4	0	1	60	none	no	front	no
29	1320	BJ Waters Plumbing	commercial	1	0	1	30	none	no	front	no
30	1314	Café D'melanio	commercial	2	0	1	35	none	no	front	no
31	1306, 1300	Ocean Wash & Dry, Viking Giant Submarines	commercial	2	0	1	35	none	no	front_corner	yes
32	1298	Ingleside Branch Library	municipal	0	0	1	115	none	no	front	yes
33	1250	Yogurt Land, Avalon Bay	commercial/residential	1	0	5	190	garage-side	no	front	no
34	1150	Whole Foods, Avalon Bay	commercial/residential	1	0	4	260	garage-side	no	corner	yes

North Side of Ocean Avenue

#	Address	Identifier	Year Built	Style	Significant
35	1973	Dri-Clean Express	1915	Art-Deco	Yes
36	1967	Bay Area Gold and Silver	1926	Early Bay Tradition	Yes
37	1959, 1961, 1963	Aquatic Central, Acupuncture	1948	Modern	No
38	1951	Ramallah Club of San Francisco	1933	False Front Pioneer House Influence	Yes
39	1947, 1949	Nails By Lisa, Serge A Lot	1931	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
40	1939, 1941, 1943, 1945	Ocean Taqueria, EBikes SF	1924	Early Commercial Storefront	Yes-Supportive
41	1931, 1933, 1935	Kimura Gallery, Ocean Cyclery	1929	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
42	1927, 1929	JK Massage Therapy	1947	Early Commercial Storefront	Yes-Supportive
43	1923	Emmy's Chinese Restaurant	1925	Mediterranean Revival Influence	Yes
44	1919	Joe's Excellent Chinese	1924	Edwardian Victorian	Yes
45	1915	In Style	1923	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes-Supportive
46	1907	Ocean Avenue Tattoo Studio, Cut to Contrast Barbershop	1924	Early Commercial Storefront	Yes-Supportive
47	1901	Fog Lifter Café	1925	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
48	390 Ashton Avenue	Astronomical Society of the Pacific	1932	Modern	No
49	1831	Lapier Chiropractic	1900	Edwardian Victorian	Yes
50	1827	Kumon	1941	Modern	No
51	1801	San Francisco Church Assembly	1958	Modern	No
52	1799	Valero Gas Station	1966	Commercial Tract Development	No
53	1735, 1727	A1 Café & Bakery, All State Insurance	1930	Early Commercial Storefront	Yes-Supportive
54	1719	Daytona Body Shop & Mechanic	1919	Early Commercial Storefront	Yes-Supportive
55	1701, 1705, 551 Faxon	OMI Family Center	1989	Post Modern	No
56	1649	Chase Bank	1927	Beaux-Arts and Spanish Colonial Revival Influences	Yes
57	1637, 1649	Yoga, Bank of America ATM	1927	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
58	1631	Iglesia Evangelica Bethesda Inc.	1963	International	Yes
59	1625, 1627	Income Tax Preparation	1923	Early Commercial Storefront	Yes-Supportive
60	1607, 1611, 1615, 1619, 1623	The Ave Bar, A-1 Shoe Repair, Star Nails, Dollar Best	1922	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
61	1601	vacant	1919	Early Commercial Storefront W/ Spanish Colonial Revival influence	No
62	1549, 1551	Mary Anne Nail and Hair "R" Us, Harman's Liquors	1925	Queen Anne Victorian and Spanish Colonial Revival Influences	Yes
63	1545	Waterfall Wellness Center	1922	False Front Pioneer House Influence	Yes
64	1537	Jo Jo's Café	1922	Spanish Colonial Revival and Edwardian Victorian Influences	Yes
65	1533	Optometrist	1925	Early Commercial Storefront W/ Spanish Colonial Influences	Yes-Supportive
66	1523	In Salon	2008	Post Modern W/ Victorian Influence	No
67	1521	A&N Liquors	1936	Early Commercial Storefront	Yes-Supportive
68	1515	Kim For Hair	1978	Modern	No
69	1501, 1509	Lucky Ocean Café	1917	Queen Anne Victorian and Spanish Colonial Revival Influences	Yes
70	1495	Fortune Teller	1958	Modern	No
71	1443	Ocean Pizza Restaurant	1948	Early Commercial Storefront	Yes-Supportive
72	1437, 1439	Doan's Beauty & Spa, Men Hong Clinic	1929	Mission Revival Influence	Yes
73	1431	CLW Builders Inc.	1948	Modern	No
74	1425	SF Municipal Railway Employees Federal Credit Union	1925	Early Commercial Storefront W/ Edwardian Victorian Influence	Yes-Supportive
75	1415	Sherwin Williams	1923	Early Commercial Storefront W/ Spanish Colonial Revival Influence	Yes
76	1401	Apartment	1962	Modern	No
77	1345	Ingleside Church & Community Center	1909	Greek Revival	Yes
78	1325	Hang Fook Bakery & Restaurant	1907	Early Commercial Storefront W/ Edwardian Victorian Influence	Yes-Supportive
79	1315	Auto 280	1924	False Front Pioneer House Influence	Yes
80	1301	Plymouth Auto	1961	Commercial Tract Development	No
81	1201	McDonald's	1971	Commercial Tract Development	No
82	270B Brighton Street	vacant lot	n/a	n/a	No
83	1125	Tea Me, Mama Mia Pizzeria	2005	Contemporary Modern	No
84	1109	21 Taste House	1926	Early Commercial Storefront W/ Mission Revival Influence	Yes
85	1101	Randy's Bar	1908	Early Bay Tradition Influence	No
86	1051	Beep's Burgers	1962	Googie	Yes
87	1039	Quickly	1902	Early Commercial Storefront	Yes-Supportive
88	1031	vacant - Quan Pho Viet	1916	Early Commercial Storefront W/ Edwardian Victorian Influence	Yes-Supportive
89	1025	City College Laundry	1914	Edwardian Victorian	Yes
90	1015, 1019	Liquor, Bay Circle Printing	1963	Modern	No
91	1001	Ocean Avenue Veterinary Hospital	1970	Modern	No

#	Address	Identifier	*Use	*Commercial Units	*Vacant Units	Stories	*Width (feet)	*Off-Street Parking	Front Setback	Entrance Orientation	Corner Building
35	1973	Dri-Clean Express	commercial/residential	1	0	2	25	none	no	front	no
36	1967	Bay Area Gold and Silver	commercial	1	0	1	25	none	no	front	no
37	1959, 1961, 1963	Aquatic Central, Acupuncture	commercial	3	1	1	50	none	no	front	no
38	1951	Ramallah Club of San Francisco	commercial	1	0	1	50	none	no	front	no
39	1947, 1949	Nails By Lisa, Serge A Lot	commercial	2	0	1	25	none	no	front	no
40	1939, 1941, 1943, 1945	Ocean Taqueria, EBikes SF	commercial	4	3	1	50	none	no	front	no
41	1931, 1933, 1935	Kimura Gallery, Ocean Cyclery	commercial	3	0	1	50	none	no	front	no
42	1927, 1929	Jk Massage Therapy	commercial	2	1	1	25	none	no	front	no
43	1923	Emmy's Chinese Restaurant	commercial/residential	1	0	2	25	none	no	front	no
44	1919	Joe's Excellent Chinese	commercial/residential	1	0	2	25	none	no	front	no
45	1915	In Style	commercial	1	0	1	50	none	no	front	no
46	1907	Ocean Avenue Tattoo Studio, Cut to Contrast Barbershop	commercial	2	0	1	25	none	no	front	no
47	1901	Fog Lifter Café	commercial/residential	5	0	2	30	none	no	front, side	yes
48	390 Ashton	Astronomical Society of the Pacific	commercial	1	0	2	50	garage-side	no	side	yes
49	1831	Lapier Chiropractic	commercial/residential	1	0	2	25	none	no	front	no
50	1827	Kumon	commercial/residential	1	0	2	25	none	no	front	no
51	1801	San Francisco Church Assembly	commercial-religious	1	0	1	130	rear	no	front	yes
52	1799	Valero Gas Station	commercial-gas station	1	0	1	75	front	yes	front	yes
53	1735, 1727	A1 Café & Bakery, All State Insurance	commercial	2	0	1	50	none	no	front	no
54	1719	Daytona Body Shop & Mechanic	commercial-auto repair	1	0	1	25	garage-front	no	front	no
55	1701, 1705, 551 Faxon	OMI Family Center	commercial	3	0	1	75	none	no	front, corner	yes
56	1649	Chase Bank	commercial	1	0	1	40	none	no	front	yes
57	1637, 1649	Yoga, Bank of America ATM	commercial	2	0	1	40	none	no	front	no
58	1631	Iglesia Evangelica Bethesda Inc.	commercial-religious	1	0	2	25	none	no	front	no
59	1625, 1627	Income Tax Preparation	commercial	2	0	1	25	none	no	front	no
60	1607, 1611, 1615, 1619, 1623	The Ave Bar, A-1 Shoe Repair, Star Nails, Dollar Best	commercial	5	0	1	75	none	no	front	no
61	1601	vacant	commercial/residential	2	2	2	25	none	no	front	yes
62	1549, 1551	Mary Anne Nail and Hair "R" Us, Harman's Liquors	commercial/residential	2	0	2	25	none	no	front	yes
63	1545	Waterfall Wellness Center	commercial/residential	1	0	2	25	none	no	front	no
64	1537	Jo Jo's Café	commercial/residential	1	0	2	25	none	no	front	no
65	1533	Optometrist	commercial	1	0	1	25	none	no	front	no
66	1523	In Salon	commercial/residential	1	0	3	25	garage-front	no	front	no
67	1521	A&N Liquors	commercial	1	0	1	25	none	no	front	no
68	1515	Kim For Hair	commercial/residential	1	0	3	25	none	no	front	no
69	1501, 1509	Lucky Ocean Café	commercial/residential	2	1	2	55	none	no	front, corner	yes
70	1495	Fortune Teller	commercial/residential	1	0	3	30	garage-side	no	front	yes
71	1443	Ocean Pizza Restaurant	commercial	1	0	1	25	none	no	front	no
72	1437, 1439	Doan's Beauty & Spa, Men Hong Clinic	commercial	2	0	2	25	none	no	front	no
73	1431	CLW Builders Inc.	commercial/residential	1	0	2	25	none	no	front	no
74	1425	SF Municipal Railway Employees Federal Credit Union	commercial/residential	1	0	2	25	none	no	front	no
75	1415	Sherwin Williams	commercial	1	0	1	50	none	no	front	no
76	1401	Apartment	residential	0	0	3	50	garage-front-side	no	front	yes
77	1345	Ingleside Church & Community Center	commercial-religious	1	0	3	100	none	no	front	yes
78	1325	Hang Fook Bakery & Restaurant	commercial/residential	1	0	2	25	none	no	front	no
79	1315	Auto 280	commercial-auto repair	1	0	1	50	garage-front	no	front	no
80	1301	Plymouth Auto	commercial-auto repair	1	0	1	50	front	yes	side	yes
81	1201	McDonald's	commercial	1	0	1	235	side, rear	yes	front, side	yes
82	270B Brighton Street	vacant lot	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
83	1125	Tea Me, Mama Mia Pizzeria	commercial/residential	3	0	4	75	garage-front	no	front	no
84	1109	21 Taste House	commercial/residential	1	0	2	30	none	no	front	no
85	1101	Randy's Bar	commercial/residential	1	0	2	25	none	no	corner	yes
86	1051	Beep's Burgers	commercial-drive in	1	0	1	50	side	yes	side	yes
87	1039	Quickly	commercial/residential	1	0	2	25	none	no	front	no
88	1031	vacant - Quan Pho Viet	commercial/residential	1	1	2	25	none	no	front	no
89	1025	City College Laundry	commercial/residential	1	0	2	25	none	no	front	no
90	1015, 1019	Liquor, Bay Circle Printing	commercial/residential	2	0	3	50	garage-front	no	front	no
91	1001	Ocean Avenue Veterinary Hospital	commercial	1	0	2	50	rear	no	side	yes

South Side of Ocean Avenue