



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date August 20, 2018
Case No.: 2017-014346ENV
Project Address: 154 Eastwood Drive
Zoning: RH-1(D) Residential House, One Family-Detached
28-X Height and Bulk District
Block/Lot: 3163/027
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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

154 Eastwood Drive is located on the east side of Eastwood Drive in the Westwood Park residential district in the West of Twin Peaks neighborhood. The building is within a RH-1(D) (Residential, House, One Family-Detached) Zoning District and a 28-X Height and Bulk District.

154 Eastwood Drive is a detached single-family residence constructed in 1919 as part of the Westwood Park residential district. The subject building is a one-story over partial basement detached building designed in a simplified Mediterranean Revival Bungalow style. The building features a shallow double side gable with projecting eaves and a façade clad in stucco. Fenestration on the primary (west) elevation is limited to an original wood-frame tripartite window with arched multi-light transom. Brick steps at the front of the property provide access to a partially enclosed porch with a generous arched opening at center. The south wall of the porch features an arched window opening without glazing. The north side of porch is open with stairs stepping down to grade into a partially enclosed area fronted by a low stucco wall. South of the building is a long concrete drive that terminates at a partially detached garage set back to the southeast corner of the property. The north elevation features a side tradesman entrance with arched opening capped with decorative blocking. Both the north and south side elevations feature a mix of wood and vinyl windows.

According to the permit history and a visual inspection of the building, the subject property has undergone some exterior alterations including re-roofing (2000), replacement of windows in kind (2004), partial opening of front wall (c.2014), removal of glazing in porch south wall (c.2014), and removal of wrought iron railing at front steps and porch wall (c.2015).

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (1919).

Neighborhood Context and Description

154 Eastwood Street is located in Westwood Park, a planned residential district located in the West of Twin Peaks neighborhood and comprised of approximately 650 homes. Westwood Park is an oval-shaped

neighborhood with borders generally considered to be Monterey Boulevard to the north, Ocean Avenue to the south, Faxon Avenue to the west, and Plymouth Avenue to the east. Cross-axial roads intersect the neighborhood with Wildwood Way running east-west and Miramar Avenue running north-south. Miramar Avenue is the widest street in the development and serves as a formal entrance to the neighborhood.

Historically, the West of Twin Peaks area is most closely associated with San Miguel Rancho lands purchased by Adolph Sutro in 1881. Sutro attempted to develop some of the land for residential use; however, the distance from downtown coupled with poor access to public transportation failed to attract real estate interest. Although the area benefitted from the construction of Market Street Railway in 1895, the railway did not provide efficient service to the area and so appealed more to amusement seekers than commuters.¹ Subsequently, for much of the late nineteenth century and into the early 20th century, the area attracted those seeking activities ranging from horse races to nature walks.

While many of San Francisco's previously sparsely populated neighborhoods experienced building booms following the 1906 earthquake, the West of Twin Peaks area remained largely undeveloped. The tepid real estate market was due in part to site limitations in addition to legal issues associated with Sutro's estate following his death in 1898. Interest in the area shifted, however, in the 1910's when the opening of Sutro's estate for development coincided with the construction of the highly anticipated Twin Peaks Tunnel. Completed in 1918, the Twin Peaks Tunnel provided new and prospective residents increased connection to downtown.

By 1920, the West of Twin Peaks area had established itself as a fashionable neighborhood filled with grand homes in some of the city's finest planned residential parks. Such planned neighborhoods included St. Francis Wood (1912), Balboa Terrace (1920), and Ingleside Terraces (1911). The planned residential park appealed to both the upper class homeowner in Saint Francis Wood and the aspirational middle-class homeowner in places such as Westwood Park (1916).

The typical planned residential park provided homeowners with generous lots within cohesive residential developments that featured grand entrance gates, unified landscape elements, and picturesque streetscapes. Such developments typically included strict design guidelines such as established heights and setbacks along with ownership restrictions based on race. Today, the West of Twin Peaks neighborhood is comprised of a number of these residential enclaves featuring Period Revival and First Bay Tradition styles, reflecting architectural trends of their time.

154 Eastwood Drive is located in Westwood Park, a residential park established by real estate developers Baldwin & Howell in 1916. Civil Engineer John M. Punnett designed the layout of Westwood Park, which includes a distinct oval design, modest lots, curvilinear roads, street trees, a formal entry gate, and central traffic circle.²

¹ TBA West, Inc. *Historic Context Statement: Balboa Park Area Plan Historic Resource Survey*. San Francisco: City and County of San Francisco Planning Department, 2008, page 19.

² Loeb, Carolyn S. *Entrepreneurial Vernacular: Developers' Subdivision in the 1920's*. Baltimore: The Johns Hopkins University Press, 2001, page 94.

Specifically marketed to the homebuyer of moderate means, Westwood Park is comprised of single-family detached homes built primarily from 1917 to 1925. To this end, Baldwin & Howell worked with Architect Charles F. Strothoff, credited with designing approximately 500 of Westwood Park's 650 residences, and draftswoman Ida McCain, who designed many of the remaining homes. The Westwood Park building stock are generally one to two stories in height with uniform front and side setbacks. The predominant architectural style is a mix of period Revival Bungalow styles, reflecting its early twentieth century development.

It should be noted that the immediate buildings surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance:
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

To assist in the evaluation of the property associated with the proposed project, the Project Sponsor has submitted a Supplemental Information Form for Determination of Historic Properties prepared by the property owners (dated May 18, 2018).

Below is a brief description of the historical significance per the criteria for inclusion on the National and California Registers for 154 Eastwood Drive. This summary is based upon Planning Department records and the Supplemental Information Form.

The subject building located at 154 Eastwood Drive is not eligible for individual listing in the California Register of Historical Resources under Criterion 1 (events), 2 (persons), 3 (architecture), or 4 (information potential).

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject

building is not eligible for inclusion on the California Register individually or as a contributor to an eligible historic district under Criterion 1.

Westwood Park is part of a general period of development of the West of Twin Peaks area and is not associated with events significant to local or regional history. Westwood Park developers, Baldwin & Howell, constructed 154 Eastwood Street in 1919 as part of the Westwood Park planned residential district. This development project spanned from primarily from 1917 to 1925 with the construction of approximately 650 homes. Westwood Park is associated with the general development of residential planned parks and would not rise to the level to be considered significant under Criterion 1. In contrast, early residential parks, such as California Register-eligible Saint Francis Wood Historic District and California Register-eligible Ingleside Terraces Historic District, are considered significant for their pioneering approach to planned developments.

Furthermore, additional research has not revealed that any significant events occurred on the property, thus the subject building is not eligible individually for listing on the California Register under this Criterion.

It is therefore determined that this area of the Westwood Park neighborhood does not appear to be eligible as a historic district, and that the property at 154 Eastwood Drive is not eligible under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Staff concludes that the subject property does not appear eligible for listing on the California Register under Criterion 2.

Records indicate that Joseph Grover McNamara, a rice miller, and his wife Evelyn were the first owners and occupants of the building from 1919 until 1937. The next documented owner, Herbert and Gertrude Benkman and their family, lived at 154 Eastwood Drive from 1937 until 1972. Both Herbert Benkman (1892-1964) and his daughter Patricia (1917-1975) were accomplished musicians. Mr. Herbert was a successful flutist with the San Francisco Symphony and a music teacher at Mills College. Patricia Benkman, having played with the San Francisco Orchestra at the age of 12 was considered a prodigy pianist.³ Ms. Benkman went on to study under highly regarded musicians and toured the United States and Europe throughout her professional career. Although both Herbert and Patricia Benkman are notable for their musical talents and contributions, their residence is not associated with their professional careers. Furthermore, their actions would not rise to the level of importance that a residential property they owned would be significant by association. Therefore, 154 Eastwood Drive is not eligible under this criterion.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff finds that 154 Eastwood Drive does not appear to be eligible for listing on the California Register as an individual resource nor as a contributor to an eligible historic district under Criterion 3.

154 Eastwood Drive is a modest Mediterranean Revival style bungalow designed by Charles Strothoff (c.1891-1963), a San Francisco Master Architect. Charles Strothoff (AIA) was born in San Francisco and

³ Patricia Benkman. n.d. www.patriciabenkman.weebly.com/ (accessed August 2018).

trained at Wilmerding School of Industrial Arts in San Francisco.⁴ In addition to a career in residential design, Strothoff served as Executive Director for the Richmond Housing Authority and worked for the San Francisco Recreation and Park Department. Strothoff is recognized for some California Register designated buildings and contributing buildings to California Register-eligible historic districts throughout San Francisco. Such buildings include homes in San Francisco's St. Francis Wood neighborhood, a California Register-eligible historic district, and the Sunshine School, recently nominated as City Landmark.⁵ Strothoff is most often recognized as a prolific designer of homes within residential parks having worked with Baldwin & Howell at both Westwood Park and Westwood Highlands, an upscale development in the same area. Several of his designs, typically in the Period Revival styles, can be found in Westwood Park, Westwood Highlands, and Monterey Park.

To be considered significant under Criterion 3, a building cannot simply be the work of the master but must demonstrate the qualities, characteristics and design of a master architect. Although 154 Eastwood Drive embodies elements typical of Strothoff's Period Revival style, the building does not exhibit the high artistic style of Strothoff's most noteworthy buildings and is not representative of the architect's best work. One representative example of Strothoff's distinctive Revival style buildings of this era include 55 Saint Elmo Way, an expressive Renaissance Revival style house constructed in 1926 in the Westwood Highlands neighborhood. Strothoff is also recognized as a contributing architect to the Sunshine School, a recently nominated San Francisco City Landmark located at 2728 Bryant Street and constructed in 1937. The subject building is not a distinctive expression of the style or of Strothoff's work. Therefore, the building is not individually eligible under Criterion 3 for its association with Strothoff.

154 Eastwood Drive does not appear to relate to any potential historic district. The building stock in this portion of Eastwood Drive is comprised primarily of single-family homes constructed largely in 1919, with additional construction occurring up to 1927, as part of the general period of Westwood Park development. The subject block is made up of one-and half-story single-family homes that feature similar massing, materials and setbacks with modest variations in roof styles and ornamentation. Although cohesive, the subject building and nearby homes along Eastwood Drive do not possess sufficient architectural or historical significance to identify as a historic district. The subject block, features unexceptional examples of Period Revival Bungalow style homes and do not possess high artistic value and therefore are not eligible under Criterion 3. More significant or noteworthy examples of residential park developments tracts can be found in the California Register-eligible Saint Francis Wood Historic District and California Register-eligible Ingleside Terraces Historic District. Furthermore, Westwood Highlands, located just northwest of Westwood Park, provides a better example of a notable residential park developed by Baldwin & Howell in collaboration with architects Strothoff and Ida McCain. The Westwood Highlands neighborhood is comprised of larger and more thoughtfully designed homes than found in Westwood Park.

If in the future Westwood Park is considered a significant housing development, 154 Eastwood Drive and neighboring building stock would not likely contribute as they are not representative of a high level of design. However, future survey work may consider individual properties eligible for their association with draftswoman Ida McCain along with a potential concentration of her work within Westwood Park. McCain, who never received an architecture license, gained prominence for her residential designs throughout San Francisco. She is credited with designing "hundreds of homes" for local developers such

⁴ Loeb, p102.

⁵ VerPlanck, Christopher, and Donna Graves. *Landmark Designation Report: Sunshine School, 2728 Bryant Street (DRAFT)*. City and County of San Francisco Planning Department, October 18, 2017.

as Baldwin & Howell at both Westwood Park and Westwood Highlands and for Stephen A. Born at the Lincoln Manor development.⁶ Some notable examples of her work include 676 Miramar Avenue and 796 Faxon Avenue, both located in Westwood Park, along with 45 Upper Terrace near Buena Vista Park, a striking detached home with a clinker brick exterior. As a prolific female designer in a male-dominated field, additional research may be warranted to determine if Ida McCain is a master architect; however, for the purposes of this determination, the subject property is not associated with McCain and therefore would not be considered in this future analysis.

It is therefore determined the subject property at 154 Eastwood Drive is not eligible individually, and the subject building and nearby building stock are not eligible as part of a historic district under this Criterion.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.⁷

Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Since 154 Eastwood Drive was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential

⁶ Weinstein, Dave. "SIGNATURE STYLE / Ida McCain / Builder of bungalows: Renegade Ida McCain Brought Character to Hundreds of Homes for the Bay Area's Middle Class." *SFGate*. October 9, 2004. <https://www.sfgate.com/bayarea/article/SIGNATURE-STYLE-Ida-McCain-Builder-of-2688798.php#photo-2161058> (accessed August 2018).

⁷ Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process.

features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 154 Eastwood Drive was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

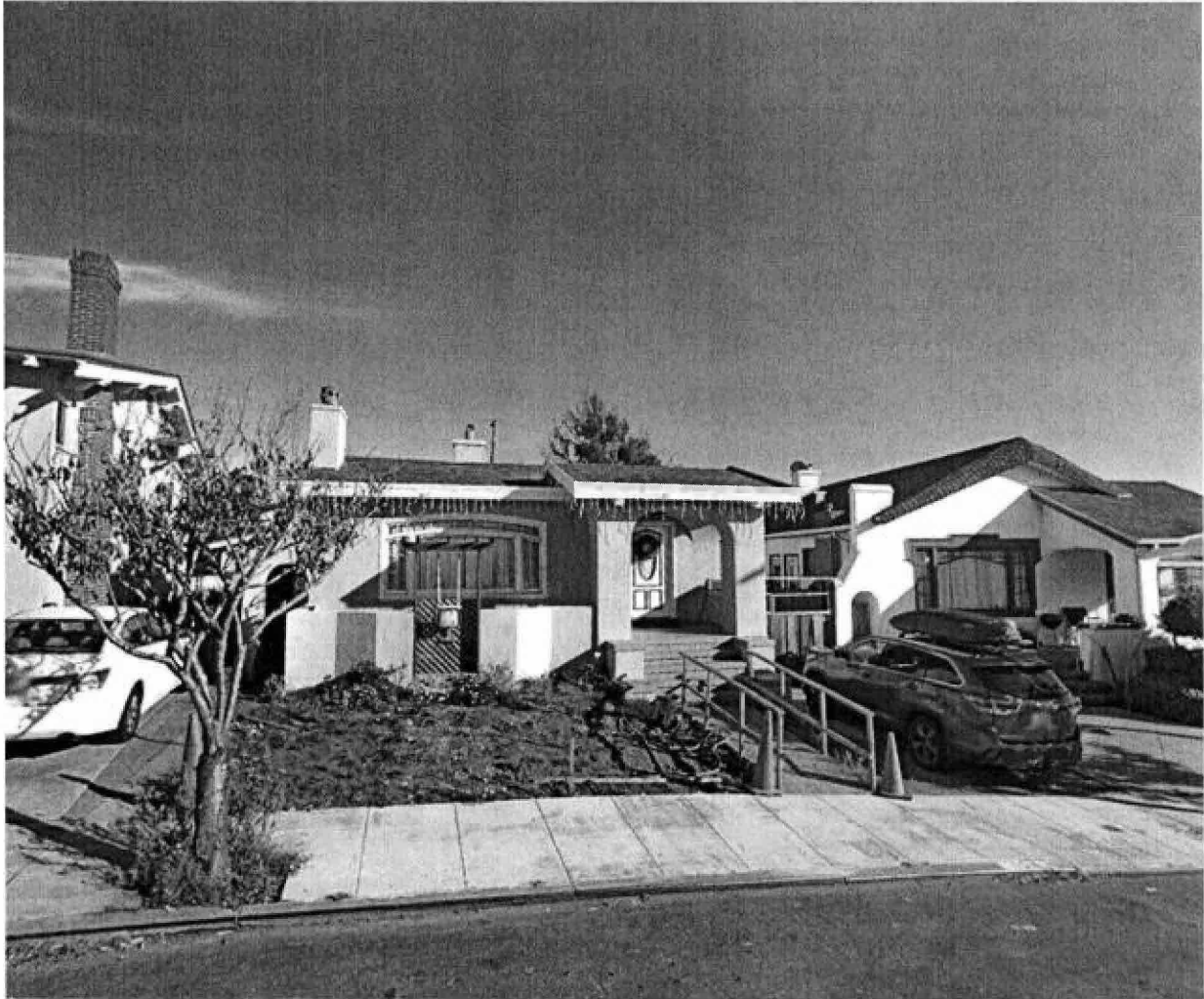
PART I: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison K. Vanderslice
Allison Vanderslice, *Principal Preservation Planner*

Digitally signed by Allison K. Vanderslice
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Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org
Date: 2018.09.11 17:14:09 -0700

Date: 9/11/18

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Jeffrey Horn, Current Planning



154 Eastwood Drive