

WESTWOOD PARK ASSOCIATION

Residential Design Guidelines



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WESTWOOD PARK ASSOCIATION

RESIDENTIAL DESIGN GUIDELINES

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SECTION I - DESIGN GUIDELINE BACKGROUND



INTRODUCTION

The renovation of a residence is a major commitment of time, effort, and money. The reasons behind undertaking such an endeavor are different for each individual. Some people may desire additional space for growing family needs, others may wish to improve on the design of the building they own, while others may perceive a project of this type as a business opportunity and an investment. Each of these reasons is valid. An owner has a right to develop their property provided that the property rights of other homeowners in the neighborhood are taken into account.

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Planning and Zoning Codes have provided a general limit on the development of lots in the past. Until recently, these Codes had adequately guided development in San Francisco's neighborhoods. However, in recent years, the premium on residential property in the city has resulted in an increase in development that, in many cases, has been unsympathetic to the character of the existing built environment.

In an effort to preserve the character of the city's neighborhoods and provide guidelines for growth, the citizens of San Francisco initiated and passed Proposition "M" in November of 1986. The impetus for Proposition "M" was the rapid development that had occurred in areas of the city such as the Richmond District during the 1970's and 1980's. Much of the district had been transformed from a low density neighborhood of quality structures and design integrity into a district of predominantly high density, multi-unit "Richmond Specials" with little character. Proposition "M" provided a methodology for review of projects based on the relationships of buildings to the surrounding neighborhood.

The San Francisco Department of City Planning is charged with the duty of providing for the requirements contained in Proposition "M". Because Neighborhood Associations such as the Westwood Park Association have private Codes, Covenants, and Restrictions (C.C.& R.s) that require approval of all projects, the City Planning Department has, in the past, deferred much of the responsibility for review and approval of projects to the Neighborhood Associations. The San Francisco Planning Department has neither the obligation nor the facilities to enforce private C.C.& R.s. Therefore, it is required that the individual Neighborhood Association exercise its duty in the review and approval process of proposed renovation and construction.

In an effort to assist our residents in the increasingly complex and potentially difficult process of developing a design, working with the neighboring residents, applying for approval, and, ultimately, securing building permits and completing construction of proposed projects, the Westwood Park Association has developed Design Guidelines based on the guidelines that have been adopted by the San Francisco Department of City Planning.

WESTWOOD PARK ASSOCIATION

The Westwood Park Association was originally formed through the filing of the Association's "Articles of Incorporation" on March 21st, 1917. In the "Articles of Incorporation", the purpose of the Association is defined as the following:

"...the purpose for which the said corporation is formed are: ...To promote the collective and individual interests of all persons owning lots in the tract of land situated in the City and County of San Francisco, State of California, and known as 'Westwood Park'..." (1)

The Westwood Park Association's C.C.& R.s are included in the "Declaration of Easements, Restrictions, Conditions, Covenants, Charges and Agreements affecting real property known as Westwood Park", Recorded March 26, 1917 and Revised January, 22, 1941.

Article VIII of the C.C.& R.s of the Westwood Park Association requires review and approval of all construction in Westwood Park.

"Before commencing building operations, plans and specifications for all buildings, including garages and outhouses, must first be submitted to and approved by the duly authorized officer or officers of the Westwood Park Association." (2)

COMPLIANCE AND ENFORCEMENT

Article XV of the C.C.& R.s, "Right to Enforce," states:

"The provisions and conditions of this Declaration shall bind and inure to the benefit of and be enforceable by the ... Westwood Park Association, and by the owner or owners of any property shown on said map of Westwood Park, and by their and each of their legal representatives, heirs, successors and assigns, and the failure by the ... Westwood Park Association or any property owners or their legal representatives, heirs, successors, or assigns to enforce any such restrictions, conditions, covenants and agreements herein contained, shall in no event be deemed a waiver of the right to do so thereafter." (3)

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Article XI of the C.C.& R.s, "Violation of Restrictions" states:

"Violation of any of the restrictions or conditions or breach of any of the covenants or agreements herein contained shall give to the Westwood Park Association the right to enter upon the property upon or as to which said violation or breach exists, and to summarily abate and remove at the expense of the owner thereof any erection, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof; and the ... Westwood Park Association shall not thereby be deemed guilty of any manner of trespass for said entry, abatement or removal. The result of every act or omission whereby any restriction, condition, covenant or agreement herein contained is violated in whole or in part is hereby declared to be and constitute a nuisance, and every remedy allowed by law against a nuisance either public or private shall be applicable against every such result and may be exercised by ... Westwood Park Association. Such remedy shall be deemed cumulative and not exclusive." (4)

PURPOSE AND INTENT

The Westwood Park "Residential Design Guidelines" have been developed to be used as a tool for reference during the process of project review as well as to be used as a guide to the design constraints that address the effort of preserving the quality of Westwood Park for all property owners and residents.

The design guidelines that have been developed are based on the San Francisco Department of City Planning's document, "Residential Design Guidelines." According to the introduction to the Planning Department's document, the purpose of the publication is "... to assist in determining whether a new building, or the expansion of an existing one, is visually compatible with the character of its neighborhood." (5)

The necessity for design guidelines in neighborhoods of San Francisco is further explained in the document as follows.

"To a large degree, the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and, if repeated often enough, the image of the city as a whole." (6)

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"The planning and Building Codes establish basic limitations on the size of a building. A building built out to the legal limits established for height and setbacks and rear yards may, however, result in a building which is not compatible with the character of its neighborhood." (7)

The Westwood Park "Residential Design Guidelines" is a working document that has incorporated relevant sections of the San Francisco Planning Department Guidelines. The following statements are from the Planning Department document.

"The guidelines establish minimum criteria for neighborhood compatibility, not the maximum expectations for good design. Meeting the minimum criteria will not alone assure a successful project. That will require a sensitive design, carefully executed, and using quality materials. A thoughtful application of the guidelines will, however, assist in creating a project that is compatible with neighborhood character and will reduce the potential for conflict and the delay and expense of project revisions.

The Residential Design Guidelines do not prescribe specific architectural styles or images, nor do they encourage direct imitation of the past or radical departures from the existing design context. There are many appropriate design responses to a given situation. These Guidelines are most concerned with whether the design respects the project's context, and consciously responds to patterns and rhythms on the block-face with a design that is compatible and that will contribute to the quality of the neighborhood.

The Guidelines are intended to be used by project sponsors and their designers in the project design process, by neighbors and community groups in their review of projects, and by the Department of City Planning staff and the City Planning Commission in their review and approval or disapproval of projects." (8)

"In its review of design proposals, the Department considers both how a design works as a whole within the broader neighborhood context as well as how the components of the building facades relate to one another and to those on adjacent buildings. A relatively minor alteration in one design element of a building can have major impacts on the project's compatibility." (9)

"In order for project sponsors and designers and the project's neighbors to constructively discuss a proposal's implications on the visual quality of a neighborhood, all parties must understand how the individual elements of design work together and affect the whole composition." (10)

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As the Planning Department document states, design guidelines provide a minimum criteria for designers in the development of a project's design. Utilization of the guidelines during the design phase of a project by designers may save residents professional fees in potential redesign. The Association urges all residents to contact the Association prior to commencing design to discuss proposed alterations.

The only efficient method for review of a project is to have documentation that can be utilized in an evaluation of a project in a fair, non-partisan manner. The guidelines are not intended to arbitrarily limit development of particular lots. They have been developed to assist the community in the preservation and enhancement of the unique neighborhood character that the original designers created in Westwood Park.

SECTION II- WESTWOOD PARK



HISTORY OF WESTWOOD PARK

Westwood Park was originally developed as a planned subdivision during the early 1920's by the Residential Development Company of San Francisco. The curved streets and detached homes of the area were designed in response to the majority of the early development in San Francisco that had consisted of 25-foot-wide lots and straight streets. Such grid type development was considered to be congested and unattractive and to have made no effort to reflect the topography of hills.

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The completion of the Twin Peaks Tunnel made access by streetcar to this area west of Twin Peaks prime for real estate development. The real estate company of Baldwin & Howell was responsible for selling the homes in the Park. Architects selected to design the comfortably sized bungalow homes included Charles F. Strothoff, who was responsible for almost 500 of the homes. Ida McCain, a prominent woman architect of the Bay Area in the 1920's, also designed many homes in Westwood Park. Although somewhat varied in design, the great majority of the homes are mediterranean style bungalows.

In The Home Designer magazine of October, 1923, the writer describes Westwood Park as "...the creation of a modern residence park which was to be a model home community for the family of average means." (11) The following observations were also made:

"If you visit Westwood Park today (and it will pay you to travel many miles to see it), you will note that this beautiful tract, now almost solidly built up with artistic homes, has a gentle but nevertheless decided slope toward the higher ground in its rear at Monterey Boulevard. To secure the best possible street plan for this tract, Baldwin & Howell enlisted the services of the well-known engineer, John M. Punnett. The result of his skill is at once apparent in the wonderful panorama which stretches from the ornamental gates on Ocean Avenue to the equally attractive ones at Monterey Boulevard at the rear and elevated portion of the tract. The feature is the wide esplanade or parked boulevard, Miramar Avenue, which extends straight through the center of Westwood Park, presenting a wonderful vista of flowering shrubs and lawns, with a circular central plot in the heart of the tract.

Outside of this main parked avenue, and its intersecting shorter cross street at the center, Westwood has not a single straight street. Yet so carefully has it been plotted, that little of the confusion that so often makes a tract with winding streets a place to get lost in, exists in Westwood.

Today 'Westwood Park,' with almost every lot occupied by a beautiful bungalow, is justly considered as one of the show places of San Francisco and a model of the modern American home community." (12)

During the 1920's, Westwood Park homes were marketed on the basis of affordability and their unique bungalow style. Architect, Ida McCain, is quoted as saying "Take any bungalow in 'Westwood' on same size lot and you cannot duplicate it at anything like the price for which you can buy at 'Westwood Park'. Compare - and you will buy at 'Westwood.'" (13)

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Since the original tract was developed, Westwood Park has remained relatively untouched by the demolition and external remodeling which impacted other neighborhoods during the 1970's and 1980's. For the past 75 years, the legacy of the original designers has been preserved. The open, low density neighborhood character has been retained as well as the feeling of air, light, privacy and spaciousness that sets Westwood Park apart from other urban neighborhoods.

NEIGHBORHOOD CHARACTER

The Residential Design Guidelines of the San Francisco Planning Department define "Neighborhood" in the following two manners:

"The immediate context. Here the concern is how the building relates to its adjacent buildings (or, in the case of an enlargement, how the addition relates to the existing structure) and how the form of the new or enlarged building impacts the adjacent buildings.

The broader context. Here the concern is how the building relates to the visual character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street in which the project is located are particularly relevant." (14)

Both of these methods of evaluating a neighborhood need to be addressed during the design and review of projects. A building can easily be disruptive to the visual character of the neighborhood if there is incompatibility with any of the parameters addressed within these guidelines.

The Planning Department document describes four types of neighborhood visual character: Clearly defined visual character where there is an obvious repetition of forms and building types, complex visual character where building forms are more varied, undefined visual character where there is no clear pattern, and new visual character where the existing character offers little interest. Because Westwood Park is a planned community and consistent in its design, there exists an obvious clearly defined visual character.

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The Planning Department Guidelines in reference to a disruptive proposed building reads:

"On some block-faces, existing building patterns and architectural styles will strictly define the options for new development. A predominant visual character is clear in the strong repetition of forms and building types...

A small deviation in this neighborhood pattern would draw a great deal of attention to a new structure - attention that is damaging to the existing street character..." (15)

Westwood Park's clearly defined visual character will dictate the direction that proposed construction should take in most situations. Evaluation of the surrounding area and adjacent buildings will clearly define the potential for expansion with respect to the existing context.

CONTEMPORARY ISSUES

The major alteration of existing residences is possibly the most important issue that will effect the future character of Westwood Park. Out of scale additions that may be desired by a particular owner may be inconsistent with the existing neighborhood fabric and problematic for the integrity of the neighborhood's character.

SECTION III- DESIGN GUIDELINES



SITE

"The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards and Side Spacings will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the block-face, and maintaining a sense of common open space in the interior of the block." (16)

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The siting of the homes in Westwood Park is one of the most important factors that has defined the neighborhood character. Westwood Park is zoned RH-1(D) by the City Planning Code. Buildings are limited to a single unit per lot and are to be detached from adjacent structures with setbacks on all sides. It is the detached requirement that has resulted in the open, light feeling that we have in the neighborhood.

Location

In the evaluation of the "Location" of a building, the building will be reviewed for its harmonious integration into both the overall topography of the site as well as its relationship to the adjacent built environment of surrounding structures. In order for a building to fully integrate into the neighborhood, the building should not "...disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills." (17)

Because Westwood Park was developed on Mount Davidson, there is continuous slope throughout the neighborhood. This slope has been utilized in the layout of the lots to provide for a terraced rhythm of development. For houses on slopes, the terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. The advantages of uniform terracing will be substantially negated for numerous adjacent lots if the neighboring building's height and scale are not respected. The surrounding neighborhood's light and air amenities should not be sacrificed due to one property's increase in mass.

Front Setback

The "Front Setback" for a particular lot is the distance between the front property line at the sidewalk to the front building line. In Westwood Park, the front setback line was defined in Article VII(a) of the C.C.& R.s. "No dwelling house or other structure shall be constructed nearer to the front street than the line shown on said map marked 'Building Line.'" (18) This document, was developed to provide for front yards and a transition space for gaining access to the residences. Because of the uniformity of setbacks in Westwood Park, a front setback that does not conform with the overall pattern of development will be seriously disruptive to neighborhood character. This parameter is applicable to all levels of the structure.

Rear Yards

The space between the rear property line and the rear of the residence is defined as the "Rear Yard" of the lot. Not only do rear yards provide private open space for the specific residence but also, in tandem with the other rear yards in the block, provide a public, visually open, shared space.

The Planning Department guidelines state: "Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and reduce adverse impacts on adjacent buildings." (19) In Westwood Park, the rear yards of many lots are minimal at best. Because of the priority placed on the front setback, the rear yard is, in many cases, already less than that required by the San Francisco Planning Code. In cases where a detached garage already exists in the rear yard of a lot as a legal nonconforming structure as defined by the City Planning Code, the remaining minimal rear yard will not provide sufficient space to utilize for additional building area. In these cases, encroachment into this area would be detrimental because of the decrease in open rear yard area for the residence as well as for the block.

Side Yards

Westwood Park is privileged to have side yards where windows can be placed for light and air. This element of the design is a major factor in the quality of the residences of the neighborhood. These side yards are a requirement of the Planning Code, but the Code does not address location of windows and the pattern of spacing on a block. In the development of a design, attention should be paid, not only to the pattern of spacing in the area, but also to the location of windows on the side. Although side yards provide the opportunity to provide windows for light and air, the location of these windows should be such that privacy of neighboring residences is addressed.

The Planning Department Design Guidelines state:

"Often a small set back or notch can prevent blockage of a neighbor's window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of 'good neighbor' gestures should be incorporated into the design." (20)

BUILDING ENVELOPE

"The building envelope refers to the exterior elements of a structure - the roof, the front, rear and side facades, and other projecting elements such as bays, overhangs and balconies. The actual envelope of a building, within the maximum envelope established by the Planning and Building Codes, should be compatible with the envelopes of surrounding buildings." (21)

In the alteration of an existing building, the building envelope that is allowable by code is not the only factor in determining the compatibility of a design. The way the building envelope relates to the surrounding buildings is the factor that should be addressed during any preliminary conceptual design. Westwood Park was developed originally as a tract of predominantly uniform buildings in regard to building envelope and, therefore, major deviation from the prevalent envelope is highly disruptive.

As the buildings in Westwood Park terrace down the slope of the hill, a clear pattern of stepped down roof lines occur. A building that attempts to break this pattern would be considered disruptive to the overall pattern of development. In some cases where the pattern may not be as obvious as others, or where there is a mixed pattern of building heights, setting a taller building back from the front of the lot may mitigate some of the disruption created, but in an area of detached houses where upper levels can be seen from the street and surrounding buildings, upper level setbacks may not provide a solution to the break with the pattern.

Roofline

Westwood Park has predominate roofline forms. The majority of roofs consist of flat or slightly sloping roofs for the side and rear of the building and small decorative sloped roofs on the street facades. The other predominate roof form is the steeply sloping roof.

"In general, a strong repetition of consistent rooflines calls for similar design for new construction." (22)

In evaluating the roof form of an alteration or addition, attention must be paid not only to the adjacent structures, but also to the overall forms of the surrounding block on both sides of the street.

Volume and Mass

The volume of a building relates to the overall size of the perimeter footprint and the height of the building. The massing of a building also relates to the articulation of the facades and the materials used that can emphasize or decrease the perceivable size of the building.

"The volume and mass of a new building or an addition to an existing one should be compatible with that of surrounding buildings." (23)

The evaluation of mass can be difficult to articulate in one dimensional drawings. Shadows and line weight on drawings can be helpful in evaluating the compatibility of the proposed project to the surrounding area. Massing models of the proposed and adjacent structures may also be helpful in evaluating the proposed massing of a project and its relationship to the massing of adjacent structures. The design of the articulation of windows, porches, and doors that are not consistent with neighboring buildings can increase the visual massing of a building. See Appendix B for information on the heights of buildings in Westwood Park.

SCALE

"The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. To assess compatibility, the dimensions and proportions of neighboring building should be examined." (24)

The scale of a building is based on its dimensions in plan and elevation as well as its proportions of design elements. Two buildings of the same dimensions can be very different if differently proportioned. The original Westwood Park designers used the articulation of the facade's proportions to give a sense of grandness in scale to small sized bungalows. A feeling of a solid connection with the ground is made because of the de-emphasis of the height of the buildings. The vertical proportions are minimized and the horizontal proportions are emphasized.

Dimensions

The actual dimensions of a building are the length, width and height of the structure. Westwood Park residences vary little in the overall dimensions of the buildings. This uniformity of the existing fabric of design creates a condition which dictates that a larger structure than the existing buildings in an area will be incompatible with the neighborhood. The visual impact from an increase in height can be counteracted in some cases by incorporating front setbacks as well as side and/or rear setbacks on upper levels. All of the original buildings that were designed with upper levels for the original development of Westwood Park utilize major setbacks from all sides and most of these buildings utilize the sloping roof form to minimize the perceived overall height of the building as well as minimize the perceived massing of the small upper level.

Buildings that "decorate" facades with appropriate articulation and detailing can still be grossly out of character with the surrounding area due to incompatible scale. Large, well proportioned buildings can still be incompatible if the scale of the surrounding buildings is small. Both the dimension scale and the proportions of a project need to be addressed during design and review.

Proportions

The proportions of a building are the relationships between the dimensions of height, width, and depth of the elements of design as well as the relationship of the building to other surrounding structures. Westwood Park consists predominantly of buildings with horizontal proportions of trim, bay windows, bands of roofing, and articulation of porches and facades.

"Poorly proportioned buildings may seem out of balance, inconsistent or unharmonious with their surroundings.

The proportions of the basic shapes of a project should be compatible with those of surrounding buildings." (25)

Even small changes to the proportions of such elements of a facade design as the window shape or trim location can have a major effect on the compatibility of the design within the context of the surrounding buildings.

TEXTURE AND DETAILING

"Texture refers to the visual surface characteristics and appearance of the building facade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building's facade often have the strongest impacts on how people perceive a new structure and, therefore, on their sense of the character of the neighborhood. The use of Materials and the degree of Ornamentation give the building its texture." (26)

Exterior Materials

The designers of Westwood Park's homes utilized many materials in the design of the development but the predominant material is cement plaster (stucco) for walls, spanish style clay tile for decorative roofing, and wood for windows. Unpainted and painted brick is used for the entry porches and steps in many cases. There are also examples of shingle style bungalows and some wood sided buildings as well as flat, parapeted built-up roofs and composition shingled, peaked roofs.

In the design of an addition or renovation, the materials of the existing house as well as the materials of the surrounding buildings need to be addressed. The quality of materials and installation should be comparable to those used in the original buildings.

Ornamentation

Ornamentation is the decorative detailing of a building. Westwood Park homes are not heavily ornamented like those found in the victorian style of design. The concept of simple, well crafted, elegant detailing was an important concept in the bungalow style. Therefore, detailing of the exterior of buildings will be evaluated on simple ornamentation. Examples of ornamentation in Westwood Park are the trellised porches, the raised stucco decorative friezes, the curved lines of porch walls, and the decorative mullion designs in many of the windows. If used with restraint, the ornamentation can be an effective method of mitigating other inconsistencies in design. If used without consideration for the surrounding neighborhood, ornamentation can become tacky and obtrusive.

OPENINGS

"Typically, openings in a building - Doorways, Windows and Garage Doors - make up the largest and most distinctive elements of buildings' facades." (27)

Entryways

The entrance to the house is considered the entryway. Westwood Park homes utilize several methods to articulate entryways. Most houses have decorative doors, often with curved tops. Articulation of the surrounding "portico" is often created with raised stucco "rustication", decorative detailing, or pediment elements of roof forms. Most of the homes also emphasize the entryway with a grand, often curving, stair and entry porch. Doors are oriented directly toward the street.

"Doorways should be designed to be consistent with the surrounding entries. In a neighborhood where the predominant pattern is of stairways located on one side of the building, ignoring this pattern could be disruptive. Where symmetry or asymmetry has become an important ingredient of a building group, the goal is to respect it and respond sensitively to it." (28)

Entryways that are to be altered should respect the level of articulation of the existing entry as well as the predominant level of articulation and design in surrounding buildings.

Windows

In Westwood Park, because of the emphasis on simplicity of design in the bungalows, windows play an important role in the design and proportions of the buildings and are often the major ornamentation element of the facade.

"The proportion, size, and detailing of windows should relate to that of existing adjacent buildings... The proportion of window (void) to wall (solid) area on a facade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs." (29)

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The quality of wood windows and/or wood trim should be utilized in facades for conformity with the quality of the original development. Decorative mullion and muntin design should be utilized when applicable and detailing of trim and reveals should be coordinated for compatibility with the surrounding area as well as the subject building.

Garage Doors

Garage doors are often the most prominent element of the main level of the front facade of a building that incorporates the parking of cars on the ground level. Care must be taken to de-emphasize the garage door in the design. Many homes have the garage setback in plan well away from the street and front facade of the house. Those that do not, recess the door back in order to reduce the visual impact of the door.

LANDSCAPING

"Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for the planting of shrubs, flowers and trees." (30)

Areas in front setbacks for landscaping were the major focus of the Westwood Park developers in the creation of a garden atmosphere for the area. Every effort should be made to minimize pavement for driveways and walkways so that the maximum area in the front of the residence can be used for planting. Large areas of pavement in the front of buildings is unacceptable.

RESTRICTIONS

The C.C.& R.s of Westwood Park have restrictions on uses in the neighborhood that include manufactory of any kind, repair shop, noxious trade, flats, apartment houses, or more than one residence or dwelling house on any single lot.

Because of the number of cars that are required to be parked on the street and the negative impact that additional parking has on the neighborhood, enclosed parking garages should not be removed from use and converted to living space.

SECTION IV - REVIEW AND APPROVAL



INFORMAL DISCUSSION

It is to the advantage of the project sponsor or owner to discuss the proposed project with the Board of Directors of the Association prior to commencing design. The Board can offer valuable assistance in the process of design review and approval by the Association as well as provide an explanation of some of the procedures involved in gaining approval from the Departments of City Planning and Public Works. Identifying potential problems at the beginning of the project can save an owner valuable revision time and design fees.

NEIGHBOR INVOLVEMENT

In an effort to include Westwood Park residents in the process of design review, the Westwood Park Association requires the scheduling of a meeting with surrounding neighbors and members of the Board of Directors of the Association in order to present and discuss the proposed project. The project sponsor shall notify the Westwood Park Association as well as all neighbors in the surrounding area using the "Neighborhood Meeting Notification" form in Appendix "A". (See Appendix "A" for determination of residents required to be notified.) The form is to be received by residents and the Association a minimum of two weeks prior to the meeting in order to provide for scheduling by interested parties.

STORY POLES

In cases where proposed horizontal or vertical additions to homes will increase the existing envelope of a residence, story poles shall be installed to indicate the outermost envelope of the building. Poles shall be placed to mark the perimeter corners of the proposed addition at a height that designates the proposed project's roof. Additional center poles shall be installed to indicate roof peaks. The tops of the story poles shall be connected with colored tape or rope in a manner that clearly denotes the envelope and massing of the proposed building.

The requirement for the installation of story poles provides a method for residents who may not be able to interpret design drawings to effectively ascertain the ultimate height and bulk of a building and make educated decisions regarding a proposed project.

APPLICATION

After the neighborhood meeting, design drawings incorporating neighborhood input should be submitted by the project sponsor to the Westwood Park Association. This application for review should be made prior to preparation of construction documents. The sponsor shall submit a copy of the "Neighborhood Meeting Notification" form, a copy of the "Neighbor Notification List" form and map of notification lots, a copy of the "Neighborhood Meeting Attendees" form, the completed "Application for Project Review" form, and two sets of full size legible drawings of the proposed project. The forms required are included in Appendix "A" of this document.

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Contact the Association for details of when and where to submit the application materials. If the application materials are submitted to the Association at least two weeks before the next scheduled meeting of the Board of Directors, the Planning Committee will review the project and make its recommendations to the full Board of Directors at the following scheduled Board of Directors meeting. If the materials are not received at least two weeks before the next scheduled meeting, the project will be reviewed and presented at the following month's meeting.

If, at the time of application for review, three or more neighboring property owners have legitimate concerns, the Association will not review and approve the project until such time that the concerns are discussed and an attempt to alleviate the problems has taken place.

REVIEW PROCESS

When the application is received, the Planning Committee of the Association will review the project for conformance with the design guidelines by utilizing the "Design Guideline Checklist". A sample of the checklist is enclosed in Appendix A. When the initial review is completed by the Planning Committee, the Association will set a time on the agenda of a scheduled Board of Directors Meeting to review the recommendations of the Planning Committee.

APPROVAL

After review of the project, the Board of Directors will make a decision to either approve the project, deny approval of the project, continue the project to the next meeting, and/or request additional information from the applicant. Every effort will be made to expeditiously review the project and make a determination.

If the project is denied approval, a letter outlining the reasons for the Association's decision will be prepared. The project sponsor may choose to revise the drawings with attention paid to the elements of the design that were found to be problematic and resubmit the revised project for review and approval.

In cases where alternative design schemes are available to meet the programmatic needs of the project sponsor, studies of alternative schemes may be requested by the Association for submittal and review. A potentially detrimental project will be denied approval if there are alternative methods of meeting programmatic needs.

Westwood Park Association Residential Design Guidelines

When approval is made, two sets of the final approved documents are to be filed with the Association. These approved documents will be utilized to ascertain that work during construction is in conformance with the approved design of the project. No revisions can be made to an approved design without repeating the process and gaining approval again for the revisions. If work that has not been approved commences, the work may have to be removed.

Approval will come from a majority vote of the Board of Directors of the Westwood Park Association. Submittal can, subsequently, be made to the San Francisco Building Department for building permit review and approval. Approval by the Association will be valid for a period of two years from the date of the approval letter. If this period expires, the project will need to be resubmitted, reviewed, and approved again.

Approval of the project by the Westwood Park Association does not guarantee approval by the governing agencies in San Francisco. Approval by the Association indicates that the proposed project conforms with the Westwood Park Association "Residential Design Guidelines". Building permits need to be secured from the appropriate government agencies for all work.

APPENDIX A - FORMS AND PROCEDURES

"NEIGHBORHOOD MEETING NOTIFICATION" FORM

This document is required to notify the surrounding neighbors as well as the Westwood Park Association of the opportunity to have input into the proposed design of the project. Compile a list of the neighbors to be notified. Notification lots are described below. Fill out the "Neighborhood Meeting Notification" form with a detailed description of the proposed work and a time and place for the neighbors to attend a presentation and discussion of the project. Deliver or mail the form to all notification lots and the Westwood Park Association so that the notification is received a minimum of two weeks prior to the scheduled meeting.

Notification lots are the 5 adjacent lots in each direction from the subject property on the same block, the lot directly behind the subject lot and the 5 adjacent lots in each direction, and the lot directly across the street and the 5 adjacent lots in each direction on that block. In the case of corner lots, the notification shall be 5 adjacent lots in each direction from the subject property on the same block, and the nearest 15 lots on opposite blocks directly across the street or streets from the subject lot.

"NEIGHBOR NOTIFICATION LIST" FORM

Fill in the name and address of each resident notified as required by the "Neighborhood Notification Meeting" form and attach a copy of a map of the surrounding area with the notification lots highlighted. Provide the addresses of the notification lots on the map. Maps of the surrounding area are available from the Association.

"NEIGHBORHOOD MEETING ATTENDANCE" FORM

When the neighborhood meeting is held, have the attendees fill in their names and addresses on the "Neighborhood Meeting Attendance" form and file a copy of the form with the completed Application.

"APPLICATION FOR PROJECT REVIEW" FORM

The "Application for Project Review" must be filled out completely and filed with the Association. Contact the Association for details on when and where to file the required materials.

DRAWING REQUIREMENTS

Site Plan (1/8"/ft) -	Note all paved surfaces.
Floor Plans (1/4"/ft) -	Note dimensions and proposed uses.
Exterior Elevations (1/4"/ft)	Note all exterior materials and existing and proposed building heights.
Building Sections(1/4"/ft)	Provide one section in each direction through the entire building.
Roof Plan (1/4"/ft)	Note sloping and flat roofs.

DESIGN REVIEW CHECKLIST

The checklist is utilized for "in-house" design review of the project and is intended as a tool to formalize the review process for the Planning Committee to present to the full Board of Directors of the Association. Failure in several aspects of the design, or failure to resolve conflicts with neighbors, will force the Association to disapprove the project and request revisions to the design.

NEIGHBORHOOD MEETING NOTIFICATION

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

This notice has been sent to you to inform you that (applicant)_____ will be applying for approval of a proposed building alteration or addition at the above address. The project will consist of the following:

(detailed project description)

In accordance with the review process of the Westwood Park Association, this notice is being sent to all residents within the surrounding area of the proposed project as well as the Westwood Park Association. You are under no obligation to take any action. You are being notified so that you are aware of the project's scope and can evaluate whether or not you believe the project could significantly affect you or your property. The applicant will be holding a meeting to present the project and discuss any concerns you may have for incorporation into the design at the time and place described below.

Meeting Date and Time: _____

Meeting Location: _____

Applicant: _____

Applicant's Address: _____

Applicant's Telephone: _____

If you feel that you are unable to resolve your concerns after working with the applicant, please contact the Westwood Park Association.

NEIGHBOR NOTIFICATION LIST

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

Date of Meeting: _____

The following residents have been notified of the neighborhood meeting regarding the above project. A copy of a map is attached with the notification lots highlighted. The addressed of the notification lots are shown on the map. (Attach additional sheets if necessary.)

Name	Address
1.	<u>WESTWOOD PARK ASSOCIATION P.O. Box 27901, No. 770 San Francisco, CA 94127</u>
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____
9.	_____
10.	_____

NEIGHBORHOOD MEETING ATTENDANCE

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

Date of Meeting: _____

The following residents have attended the neighborhood meeting regarding the above project. (Attach additional sheets if necessary.)

Name	Address
1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____
9.	_____
10.	_____
11.	_____
12.	_____

APPLICATION FOR PROJECT REVIEW

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

Project Description:

(detailed project description)

I am filing the accompanying information for review of the proposed project described above. I understand that I must obtain approval from the Westwood Park Association for the project as required by the C.C.& R.s of the Westwood Park Association.

Applicant: _____

Applicant's Address: _____

Applicant's Telephone: _____

Enclosed Materials:

Forms:

"Neighborhood Meeting Notification" _____

"Neighbor Notification List" _____

"Neighborhood Meeting Attendees" _____

"Application for Project Review" _____

Drawings:

Map of Notification Parcels with Addresses _____

Two Sets Full Size Drawings _____

(See Design Guidelines for Requirements)

Applicant's Signature: _____

Date Signed: _____

DESIGN REVIEW CHECKLIST

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

Applicant: _____

Applicant's Address: _____

Applicant's Telephone: _____

SITE:

Location:

_____ The project must harmoniously integrate into the overall topography of the site.

_____ The project must harmoniously integrate into the surrounding built environment.

_____ The project must not block light, air, or views from surrounding structures.

Front Setback:

_____ The front setback of the project must conform with the overall pattern of the surrounding area at all levels of the structure.

Rear Yards:

_____ The rear yard must allow for open space of the subject lot.

_____ The rear yard must allow for the overall open space of the mid-block.

Westwood Park Association
Residential Design Guidelines

Side Yards:

- _____ The side yard must maintain light and air for the subject lot.
- _____ The side yard must maintain light, air, views, and privacy for the adjacent lots.
- _____ The side yard must reflect the overall pattern of development in the surrounding area.

BUILDING ENVELOPE:

Roofline:

- _____ The roofline of the proposed project must follow the pattern of adjacent or surrounding buildings.

Volume and Mass:

- _____ The volume and mass of the proposed project must be compatible with the surrounding buildings.
- _____ The design of the penetrations and articulation of the facade must be consistent with those of the surrounding area.

SCALE:

Dimensions:

- _____ The plan and height dimensions of the project must be compatible with the buildings in the surrounding area.
- _____ The proposed height of the project must be consistent with heights of adjacent or surrounding buildings.

Proportions:

- _____ The proportions of the massing of the project must be compatible with the massing of structures in the surrounding area.

Westwood Park Association
Residential Design Guidelines

_____ Openings and ornamentation proportions must be consistent with those of structures in the surrounding area.

TEXTURE AND DETAILING:

Exterior Materials:

_____ Materials of the project must reflect the existing materials and/or those of the surrounding area.

Ornamentation:

_____ The level of ornamentation must be consistent with the design of surrounding houses.

OPENINGS:

Entryways:

_____ The entryway must be proportioned, articulated, and decorated in a consistent manner with surrounding structures.

Windows:

_____ Proportion of solid to void must be compatible with that of structure in the surrounding area..

_____ Window material and design must be compatible with that of the structures in the surrounding area.

Garage Doors:

_____ The garage door must be recessed or setback from the front facade.

LANDSCAPING:

_____ There must be sufficient unpaved open area for landscaping in the front setback area of the project.

RESTRICTIONS:

- _____ The project must be clearly proposed for one unit.
- _____ Enclosed parking must be maintained.

NEIGHBORHOOD OPPOSITION:

- _____ No substantial neighbor opposition to the project.

APPENDIX B - GENERAL INFORMATION

EXISTING BUILDING HEIGHT STUDY SUMMARY

The following summary outlines a prepared study of building heights in Westwood Park. Information for the study has been gathered from several sources in an effort to collect data that accurately reflects current conditions. The study's major element is a map of Westwood Park with building heights of each home designated. On the map, building heights in stories are numerically shown and shading is used to denote taller buildings.

"Sanborn" maps of San Francisco have been used for the initial basis of the study. These maps are available in the Assessor's office located in City Hall. Because Westwood Park is a uniform planned community and because the neighborhood was largely constructed prior to 1940, the "Sanborn" maps give relatively accurate information on the original buildings in the neighborhood. For purposes of clarity and coordination, descriptions of building types from the "Sanborn" maps have been used in the preparation of the study. A visual survey of the neighborhood was subsequently undertaken in an effort to verify the information obtained from the "Sanborn" maps as well as to gather preliminary information on vertical additions not reflected in the maps.

Once the visual survey was completed, San Francisco Building Department records were reviewed to gather information on all buildings of two stories or more as well as to investigate information of vertical additions that have been added to original buildings subsequent to the preparation of the "Sanborn" maps. The information from the records has been incorporated into the study.

The building height types, a description of each building type, and each building type's percentage of total buildings in Westwood Park has been included in this summary.

BUILDING HEIGHT DESCRIPTIONS

- 1 "ONE LEVEL"** (13.7% of total residences)
One story main "living" level on grade with no "basement." Usually with an on-grade detached garage.
- 1B "ONE LEVEL OVER BASEMENT"** (77.3% of total residences)

One story main "living" level over a "basement." The majority of the lots slope with the basement built into the slope of the lot with retaining walls. The basement usually is used for parking and utility with less than the required ceiling height for utilization as living space. Many homes have utilized this "basement" area for living space with excavation to gain ceiling height.
- 1.5 "ONE LEVEL WITH ATTIC"** (0.6% of total residences)
One story main "living" level with partial upper "living" level and no "basement." Upper level is fully within lower level roof form and visual impact is of a one story structure with steeply sloping roof and attic.
- 2 "TWO LEVEL"** (4.5% of total residences)
One story main "living" level with partial upper "living" level and no "basement." Usually with an on-grade detached garage.
- 2B "TWO LEVEL OVER BASEMENT"** (3.8% of total residences)
One story main "living" level with partial upper "living" level over "basement." Upper level usually has been added to an existing one story over basement.
- A** Denotes buildings where upper levels have been added to original buildings through the construction of a vertical addition.

SUMMARY OF STUDY

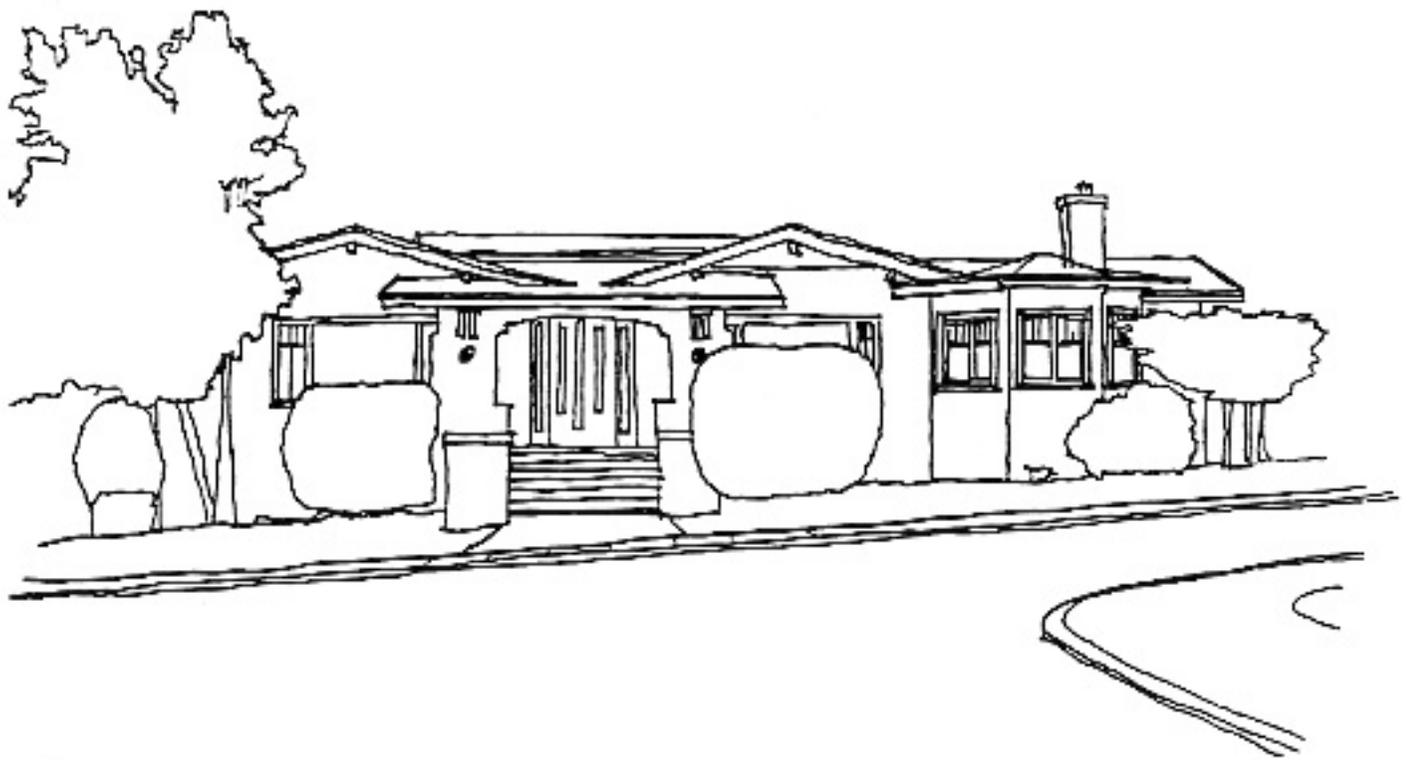
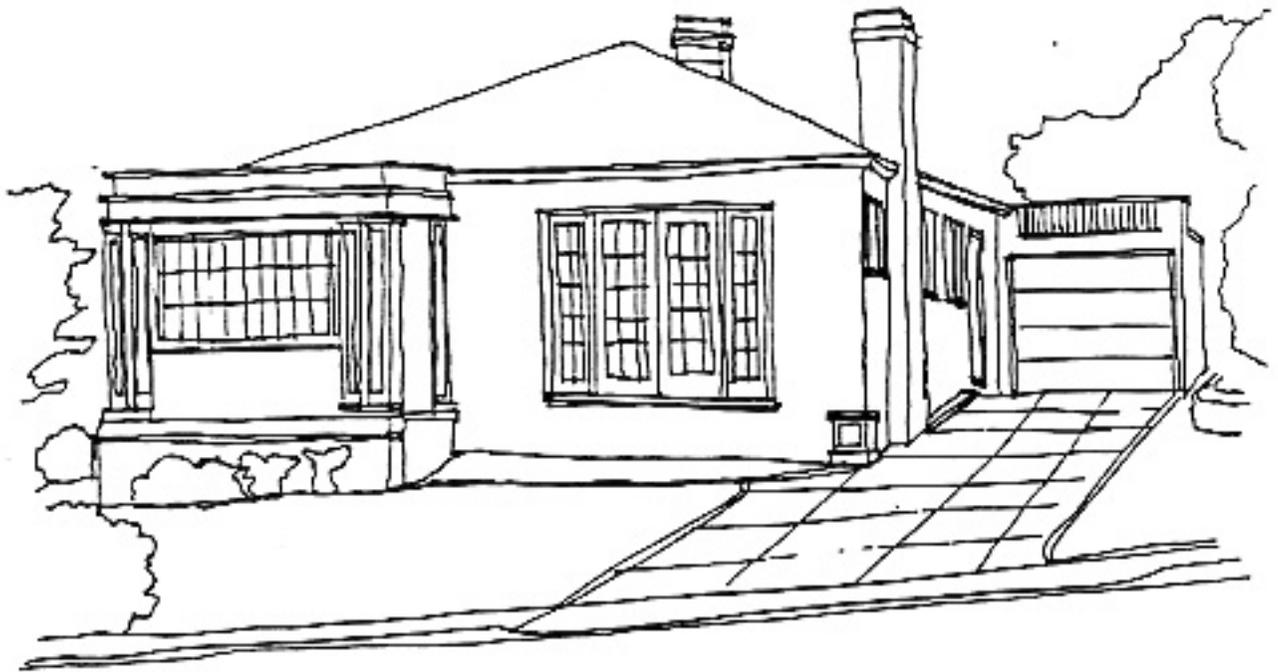
1. 91.6% (613 total) of the 669 residences in Westwood Park are "one level," "one level over a basement," or "one level with an attic" type buildings.
2. Only 8.4% (56 total) of the 669 residences are "two levels" or "two levels over a basement" type buildings. This percentage breaks down as follows:
 - a. 4.1% (27 total) of the 669 homes are "two level" or "two level over basement" type buildings from the original development. The upper levels usually consist of a limited square footage single room.
 - b. 4.3% (29 total) of the 669 homes are buildings that are "two level" or "two level over basement" type buildings due to vertical additions.
 - c. The "two level over a basement" type buildings, the tallest type structure in Westwood Park, make up only 3.8% (26 total) of the 669 homes.
 - i. Only 6 of these 26 homes of this type are from the original development. These homes are buildings with small, well integrated upper levels with setbacks from all sides of the lower level.
 - ii. 20 of the 26 homes of this building type are due to vertical additions to an existing one level over basement structure.

CONCLUSIONS

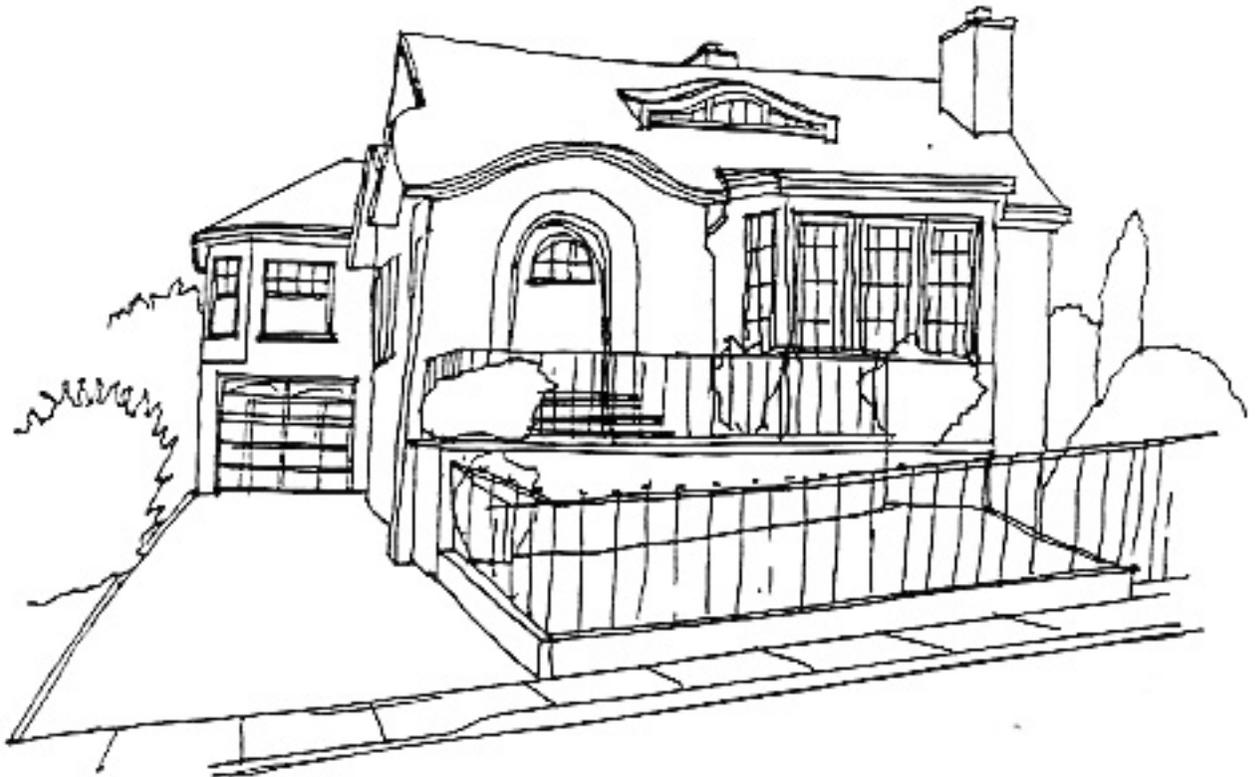
The conclusions that can be drawn from the study show that the existing fabric of Westwood Park is predominantly of "one level" and "one level over a basement" type buildings.

The great majority of larger size buildings are present because of vertical additions over an existing "one level" or over a "one level with basement" type structure.

Without exception, the buildings that have extremely large upper levels are buildings that have had vertical additions and are not buildings that were originally designed in this manner.

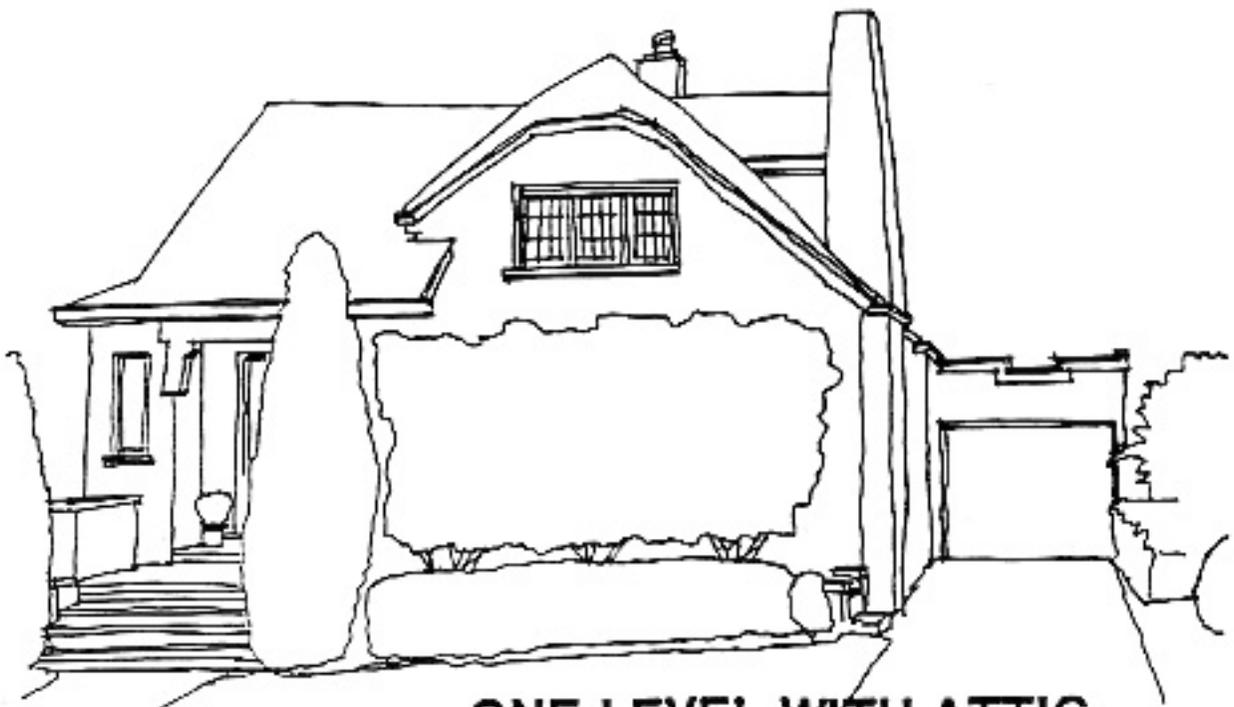


ONE LEVEL

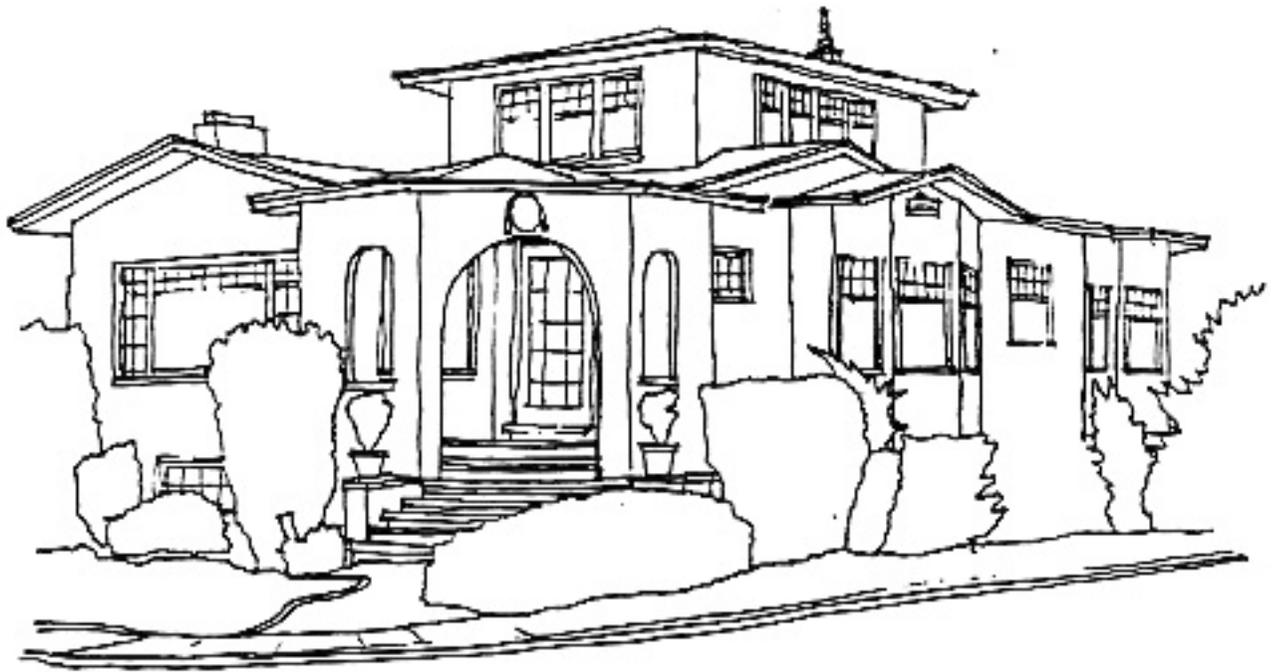




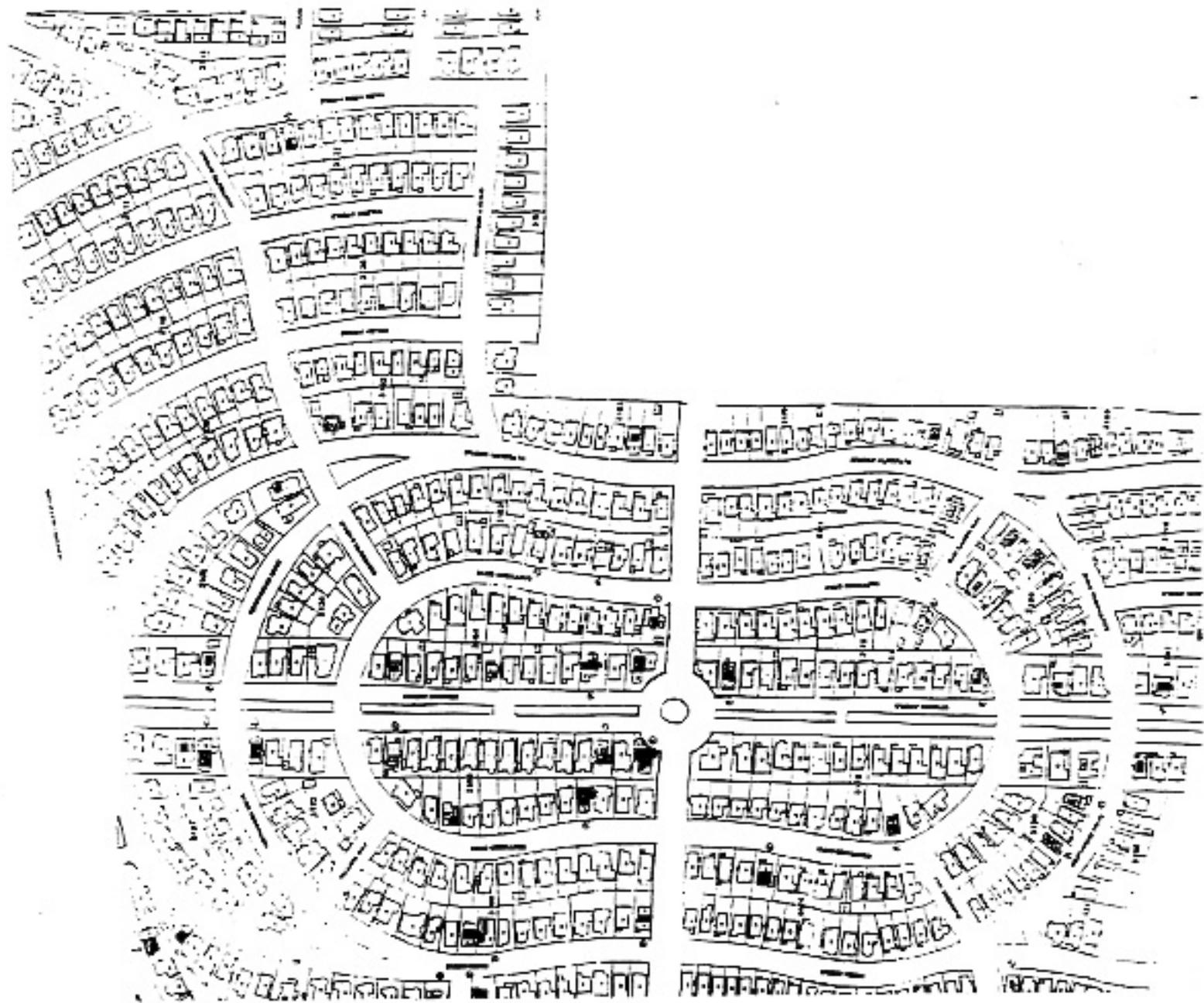
TWO LEVEL



ONE LEVEL WITH ATTIC



TWO LEVEL OVER BASEMENT



HISTORICAL DOCUMENTS

The following are excerpts from magazine and newspaper articles published during the development and initial sales period of Westwood Park for general historical information.

THE HOME DESIGNER

*An Illustrated Monthly
Dedicated To Better Home Environment.*



HOMES IN WESTWOOD PARK, SAN FRANCISCO, CALIF.

CHAS. F. STROTHOFF, ARCHITECT

NELSON BROS., BUILDERS

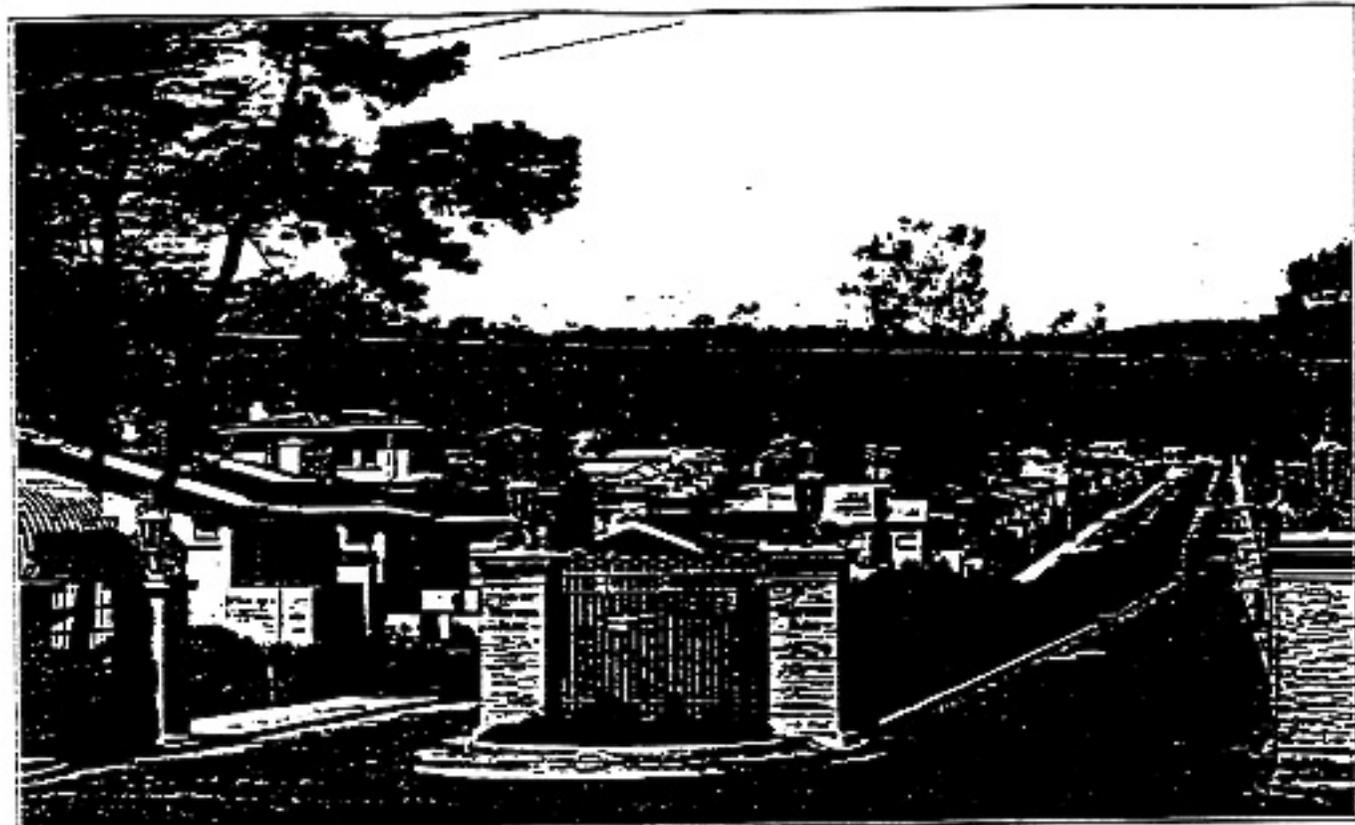
October, 1923

Published by Dixon & Hillen, 1344 Fifth Ave., Oakland, Calif.

25c, \$2.50 the year

GARDEN SECTION, PAGE 122

EXHIBIT 1-A



WESTWOOD PARK

THE REALIZATION OF AN IDEAL



Deep lawns and bright colored homes add to the attractiveness of the homes in Westwood Park

WHEN the Franciscan missionaries planted the cross at what is now Mission Dolores, little did they anticipate the discovery of gold that in later years was destined to convert the peaceful Mission settlement into a world-famous rendezvous of fortune-seeking adventurers. In their turn, these hardy pioneers had not the slightest conception of the vast city that was to extend from the Embarcadero or Bay front on the east to the very shores of the Pacific on the west, overflowing down the Peninsula for mile after mile. A glance at the map of San Francisco reveals a large flat area, now the business and manufacturing district, which naturally was laid out in the customary rectangular street plan of most American cities. When expansion for residence purposes became necessary, these straight streets were simply continued over the enveloping hillsides that offered such wonderful opportunity for the skill of the landscape engineer. Another feature that made much of the old residence section of the city congested and unattractive was the establishment of 25-foot frontage on lots. Many indeed bought two or three lots, giving to the San Francisco before the fire of 1866 numerous beautiful residences, particularly on Nob Hill or Millionaires' Row, which were veritable snow places; but 25 feet was the average.



Garden treatment has been made an important feature to the homes in Westwood Park

Fortunately there remained practically undeveloped a large part of the lands west of Twin Peaks. Realizing the demand for attractive home sites that the rapid growth of the Metropolis of the Pacific Coast would bring with it, a number of progressive citizens organized as the Residential Development Company, secured a large and entirely undeveloped tract in that section and entrusted its development to Baldwin & Howell, one of San Francisco's largest and oldest real estate firms.

A. S. Baldwin, president and active head, saw in this selection of his firm as agents of the new subdivision, the opportunity of realizing what he had long planned—the creation of a modern residence park which was to be a model home community for the family of average means. The approaching completion of the great Twin Peaks Tunnel, largest municipal tube in the world, afforded the first requirement for such a home tract—quick and cheap transportation to the heart of the business center.

If you visit Westwood Park today (and it will pay you to travel many miles to see it), you will note

that this beautiful tract, now almost solidly built up with artistic homes, has a gentle but nevertheless decided slope toward the higher ground in its rear at Monterey Boulevard. To secure the best possible street plan for this tract, Baldwin & Howell enlisted the services of the well-known engineer, John M. Punnett. The result of his skill is at once apparent in the wonderful panorama which stretches from the ornamental gates on Ocean Avenue to the equally attractive ones at Monterey Boulevard at the rear and elevated portion of the tract. The feature is the wide esplanade or parked boulevard, Miramar Avenue, which extends straight through the center of Westwood Park, presenting a wonderful vista of flowering shrubs and lawns, with a circular central plot in the heart of



Attractive entrances are the striking features of the many homes in the Park

the tract. Outside of this main parked avenue, and its intersecting shorter cross street at the center, Westwood has not a single straight street. Yet so carefully has it been plotted, that little of the confusion that so often makes a tract with winding streets a place to get lost in, exists in Westwood. Its beautiful name was suggested by its location in the "west" of the city

(Continued on page 120)



Beautiful homes along the main streets of Westwood Park

WESTWOOD PARK

(Continued from page 113)

and the high eucalyptus woods that surround the tract, tempering the invigorating and bracing breezes that sometimes sweep in from the wide Pacific Ocean.

But location and artfully planned streets do not make a home tract and the main task, that of providing the homes, was still to be done. The same care which resulted in an ideal site was used in planning the bungalow homes. Architects were chosen with ability to create homes that were unique, yet practical; artistic and moderate in cost. Builders were selected to materialize these plans, whose reputation for honest and substantial construction was well established.

The architect whose designs merited the greatest favor was Charles F. Strothoff, of San Francisco, who is responsible for the creation of nearly 500 bungalows in Westwood Park, and the builders who have constructed and sold more than half of the 650 homes which have been built in Westwood Park during the past five years are Nelson Brothers. All of the homes which are illustrated in this issue of THE HOME DESIGNER were built by Nelson Brothers and were designed by Charles F. Strothoff.

Phenomenal Growth of Westwood

The response of the homeseeking public was immediate. Though the advertising necessary to start a tract of this kind was neither sensational nor voluminous, home after home was sold to eager buyers. Then came the war, and, with patriotic compliance with the Government's wishes, building of homes at Westwood practically ceased. But soon the glad tidings of peace arrived and with it the resumption of activity at Westwood on even a grander scale. Sky-high prices for materials and labor seemed to make no difference in Westwood, even though it seriously retarded operations in other tracts.

Today "Westwood Park," with almost every lot occupied by a beautiful bungalow, is justly considered as one of the show places of San Francisco and a model of the modern American home community.



Installed
Complete

\$17.50
Cash

So light a
woman can
lift easily
with one
hand—

Closes and
raises
like an
Umbrella

Beautify your back yard—eliminate the
unsightly clothes lines—

THE POLLY CLOTHES DRYER meets every need of
the average woman—they can stand in one spot and
hang up the entire wash.

One hundred and ten feet of line—Light and easy to
handle—Castings made of cast aluminum—non-
rustable. Selected white pine, oil rubbed, and redwood
used in the construction.

As easy to raise and lower as an umbrella.

Hooks automatically engage holding arms horizontal
and ropes taut.

Every Polly Dryer carries our full guarantee.

Write for illustrated pamphlet

Frank L. Pollard Company

230 13th Street Oakland, Calif.
Investors, Patentees and Manufacturers

WINDOWS

"WHITCO" Casement Hardware is a simple device,
offering the following advantages to casement sash:

Makes the sash
Self-Adjusting

No Hinges or
adjusters required

Outside of sash
Easily Washed

One Size hard-
ware fits all sash

All hardware
is entirely con-
cealed

No special frame
details required

Easily fitted
to NEW or
OLD SASH



Manufactured by

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Dealers in Building Specialties

263 MARKET STREET

SAN FRANCISCO

Do Your Winter Painting Early!

Now is the time for all good men to paint, varnish,
and enamel their holdings. For saving the surface
now—right in the midst of Summer with its perfect
drying weather—means saving all this Winter.

Come to Chris Nelson's for best materials—lasting,
durable. You will find the premier brands in our
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PHONE OAKLAND 1915

2320-32 E. 14TH STREET
PHONE FRUITVALE 156
OAKLAND, CALIFORNIA

Apartment Building Resold at Advance

The three-story apartment building at the southeast corner of Clay and Leavenworth streets, purchased last week by Mrs. J. H. Richardson, has been resold to her at a substantial advance by Mrs. T. H. Harris. The transaction was closed through the office of A. J. Richardson & Co.

Jobbers Will Occupy Six-Story Building

George H. Wall, a realty operator with offices in the Montgomery building, reports that one of San Francisco's leading wholesale jobbers have consummated a deal whereby they will occupy a six-story business building which is to be constructed to house them at Third and Berry streets.

Why I chose Westwood Park for my Bungalows

A word about "Westwood" by Miss Ida McCain, Expert Bungalow Designer

"BECAUSE I know it's the best place best for me and most decidedly best for the home buyer."

"I can buy a fine big lot at from \$750 to \$1500 less than on any other equally desirable tract. 'Westwood' is more a love, people like it and my bungalows sell much faster—I turn my money over quicker."

"And I am in good company. Fourteen of the best bungalow 'specialists' I know of are trying to outdo each other in artistic design, ideal arrangement and substantial construction. That keeps me keyed up to do my best and account for nearly 250 attractive homes already completed."



I'll design a bungalow especially for YOU

Take any bungalow in "Westwood" on same size lot and you cannot duplicate it at anything like the price for which you can buy at "Westwood Park" COMPARE—and you will buy at "Westwood."



Best Steel and Concrete
Baldwin & Howell
318-324 KEARNY ST
Phone Kearny 3810. Tract Office, Randolph 1454

We're glad to say that "Westwood Park" owes much to Miss McCain's skill and tireless energy, for, as our pictures show, she has designed and constructed some of the most notable bungalows in San Francisco.

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Phone 800 AMAR

NOTES

1. "Articles of Incorporation of Westwood Park Association", March 21st, 1917, page 1.
2. "Declaration of Easements, Restrictions, Conditions, Covenants, Charges and Agreements affecting real property known as WESTWOOD PARK which is situated in the City and County of San Francisco in the State of California" C.C. & R.'s), Issued by Residential Development Company of San Francisco, Baldwin & Howell - Agents, Prepared by Theodore J. Savage - Attorney at Law, March 24th, 1917, Article VIII, pages 9 & 22 (revised).
3. op cit, C.C.& R.'s, Article XI, page 14.
4. op cit, C.C.& R.'s, Article XV, page 17.
5. "Residential Design Guidelines", San Francisco Department of City Planning, November 1989, City and County of San Francisco, Section I - Introduction, page 1.
6. ibid.
7. ibid.
8. op cit, "Guidelines", Section I - Introduction, page 2.
9. op cit, "Guidelines", Section III - Elements of Design, page 13.
10. ibid.
11. "The Home Designer", October 1923, Published by Dixon & Hillen, 1844 Fifth Avenue, Oakland, California, page 113.
12. op cit, "Designer", pages 113 & 130.
13. "San Francisco Chronicle", June 5, 1920.
14. op cit, "Guidelines", Section II - Neighborhood Character, page 5.
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Westwood Park Association
Residential Design Guidelines

16. op cit, "Guidelines", Section III - Elements of Design, page 15.
17. ibid.
18. op cit, C.C.& R.'s, Article VII, page 8.
19. op cit, "Guidelines", Section III - Elements of Design, page 21.
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21. op cit, "Guidelines", Section III - Elements of Design, page 24.
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23. op cit, "Guidelines", Section III - Elements of Design, page 25.
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26. op cit, "Guidelines", Section III - Elements of Design, page 32.
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30. op cit, "Guidelines", Section III - Elements of Design, page 42.