

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource name(s) or number (assigned by recorder) 1622 -1626 Great Hwy

P1. Other Identifier Moss Flats Building  
\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

\*b. USGS 7.5' Quad: SF North Date: 1994

\*c. Address: 1622 -1626 Great Hwy City: San Francisco Zip: 94122

d. UTM: (Give more than one of large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_mE/ \_\_\_\_\_mN

e. Other Locational Data: Assessor's Parcel Number: 1895038

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1622-1626 Great Highway is a three-story, wood-frame, First Bay Region Tradition-style, multiple-family dwelling clad in wood shingles and capped with a cross-gable roof. The 3,571 sq ft building occupies a 3,021 sq ft lot on the Great Highway between Lawton and Moraga streets. The dominant module of this house is located at the left beneath the front gable, and features a repeating fenestration pattern at all three stories: a projecting chamfered bay window with four four-light wood sash hopper windows (at the third story, the windows are single light). At the gable peak, there is a small four-light wood sash window. At the right, a recessed module features the primary entrance at the first story: a multi-panel wood and glass door flanked by fixed sidelights and capped by a molded pediment with a fixed stained glass window inset in the pediment. At the second story, the recessed module features a pair of four-pane wood sash hopper windows. At the third story, the recessed module features a fixed 12-pane wood sash window. The facade terminates with flush eaves. The minimally altered building appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple-family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

\*P5b. Photo (view, date, accession #  
View toward east, 100\_8033.JPG



\*P6. Date Constructed/Age and Sources  
 Historic  Prehistoric  Both  
1908, Assessor's Office

\*P7. Owner and Address:  
Riordan, Sean P.  
65 Allston Way  
San Francisco, Ca 94127

\*P8. Recorded by  
Kelley & VerPlanck, LLC  
2912 Diamond Street, #330  
San Francisco, CA 94131

\*P9. Date Recorded:  
01.04.09

\*P10. Survey Type: (Describe)  
Reconnaissance-level survey:  
Oceanside Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") William Kostura, The Oceanside Neighborhood, 2006

\*Attachments  BSOR  Photograph Record  Continuation Sheet  
 Archaeological Record  NONE  Location Map  Other...  
 Artifact Record  District Record  Linear Feature Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3 \*NRHP Status Code 3S  
 \*Resource Name or # (Assigned by recorder) 1622 -1626 GREAT HWY

B1. Historic Name Unknown  
 B2. Common Name 1622-1626 Great Hwy  
 B3. Original Use Multiple-family property B4. Present Use: Multiple-family property  
 \* B5. Architectural Style First Bay Region Tradition

\*B6. Construction History  
 1622-26 Great Highway was constructed in 1908. Some windows have been replaced with aluminum and the entry appears to have been reconfigured in the early 1960s.

\*B7. Moved?  No  Yes Date? \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features

B9a. Architect C. M. Depew . Builder C. M. Depew

\*B10. Significance: Theme Residential Development Area: Oceanside/ Outer Sunset

Period of Significance 1908 Property Type Residential Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

According to the 1901 San Francisco Block Book, the subject property belonged to James Irvine, a locally prominent real estate investor. The 1906 Block Book records that J. Mora Moss was the owner of the property. J. (Joseph) Mora Moss was a major capitalist and University of California regent and the owner of the reknowned Mosswood Cottage in Oakland. 1622-1626 Great Highway was constructed for Alfred T. Moss, son? of J. Mora Moss, as a rental investment property. The three-unit dwelling was designed and built by a local contractor named C. M. Depew. Depew was a contractor who frequently worked with the architect Albert Farr or for the real estate developer Henry Bothin. However, in this case, Depew was listed on the building contract as both architect and builder. C. M. Depew was the nephew of New York Senator Chauncey M. Depew and a politically active "young Republican" residing in San Francisco's Mission District. (continued)

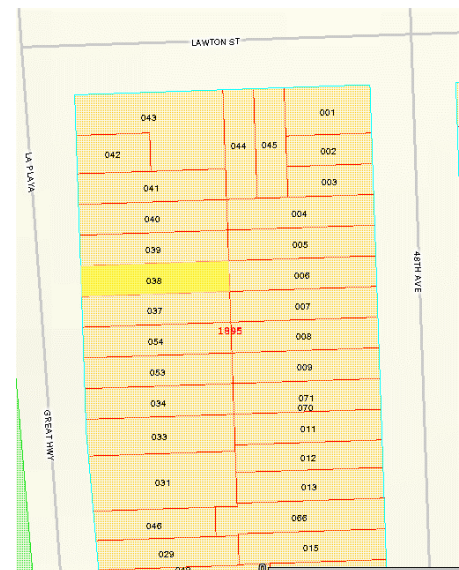
B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple-family property

\*B12. References: Assessor's Records, Junior League Files, Sanborn Maps, San Francisco City Directories, Spring Valley Water tap records, United States Census 1920, 1930, "Depew Denies he is to Live in California," San Francisco Call (September 14, 1909)."Real Estate Transactions," San Francisco Call (January 7, 1906).

B13. Remarks

(Sketch Map with north arrow required.)

\*B14. Evaluator Christopher VerPlanck  
 \*Date of Evaluation Revised 9-2011



(This space reserved for official comments)

CONTINUATION SHEET

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Resource Name or # (Assigned by Recorder) 1622 -1626 GREAT HWY

\*Recorded by: Kelley & VerPlanck, LLC

Date 01.04.09

Continuation  Update

Revised 9-2011

B10: Significance (continued)

Alfred T. Moss was employed as a United States Postal Clerk and he resided in Berkeley. Various renters and organizations leased one of the three units between 1906 and 1924, when the estate of the then-deceased Alfred T. Moss sold the property to Dominick and Grace Benson. In 1908, San Francisco city directories report that the California Society of the Sons of the Revolutionary War was based in the building, as was Daniel McNeill, a driver, and H. P. Schmidt, a salesman. By 1930, only Grace Benson and her son Adel resided at 1622-1626 Great Highway. Her son Adel was employed in the shipping industry. The Benson family owned the property until 1943.

1622-1626 Great Highway retains a high degree of integrity, having undergone few major changes since it was built in 1906. It retains the majority of its character-defining features, including its height and massing, wood shingle cladding, extruded three-story bay window containing extensive areas of glazing, wood windows, and simply detailed facade with little applied ornamentation. Altogether, the building retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association. It does not retain the aspect of setting due to the intrusion of incompatible adjacent structures.

1622-1626 Great Highway is listed in the National Register of Historic Places under Criterion C (design/construction) and as such is considered automatically eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a rare example of the First Bay Region Tradition style in San Francisco. Although it is more ambitious than many of its contemporary neighbors, the building is also representative of much of the early residential development in San Francisco's Carville neighborhood, which before the 1906 Earthquake and Fire housed a significant colony of artists and musicians and many weekend beach cottages. The First Bay Region Tradition, an indigenous Northern California variant of the Arts and Crafts movement, was pioneered by amateur architect Joseph Worcester and further developed by Bernard Maybeck, Willis Polk, and Julia Morgan during the late 1890s and early 1900s. Hallmarks of the First Bay Region Tradition, which is more of an ethos than a rigid style, include an emphasis on simplicity and an interest in using local materials. First Bay Region Tradition buildings are usually built of redwood and typically asymmetrically massed. Often shingled, most examples are very simple and rustic in appearance, with little applied ornament. As such, 1622-1626 Great Highway embodies the distinctive characteristics of a type, period, region, and method of construction.