

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
CHR Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 3440 25TH ST

P1. Other Identifier: El Capistrano Apartments

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 3440 25TH ST

City: San Francisco

ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 6516 010

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

3440 25th Street is located on a 61' x 117.5' rectangular lot on the northeast corner of 25th and Bartlett streets, bounded by Osage Alley on the east. Built in 1932, 3440 25th Street is a 7-story, reinforced concrete apartment building designed in an eclectic style with elements of the Art Deco style. The rectangular-plan building is clad in cast stone at the entry and window bays, ceramic tile at the roofline, and brick on the remainder of the façade. The building is capped by a flat roof. The foundation is concrete.

The primary façade faces south and includes 7 structural bays. The recessed entry consists of a fully-glazed wood door with sidelights and a glazed transom with a molded wood surround. The door, sidelights and transom are covered with ornamental metal grilles. The entry porch consists of a marble base, terrazzo stairs, engaged mushroom columns, stylized piers with fluting, and a shaped parapet with stylized Art Deco flower motifs. The entry is located on the center of the primary façade and is flanked by a molded concrete watertable. (continued)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

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

P5a. Photo



P5b. Description of Photo:

View of primary and secondary facades. 2/20/2008

*P6. Date Constructed/Age:

Historic Prehistoric Both

1932 SF Assessor's Office

*P7. Owner and Address

CLARA MARTORANA REV TRUST
% ANTHONY J MARTORANA JR
420 HILL ST
SAN FRANCISCO CA

*P8. Recorded By:

Page & Turnbull, Inc. (AH/GH)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 3/6/2008

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods Mission Survey

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list):

*Recorded By: Page & Turnbull, Inc. (AH/GH)

*Date Recorded: March 2008

Continuation Update

***P3a: Description (continued):**

The secondary (west) façade features 2 integral garages with roll-up metal garage doors. The remainder of the façade consists of alternating angled window bays and flat bays. Each 5-story angled bay features double-hung vinyl and wood-sash windows with spandrel panels. The spandrel panels also feature the same stylized Art Deco floral motif of the entry porch. Each angled bay is capped with a balconette with column-shaped balusters. Above each balconette are 2 segmentally-arched transom windows. The primary façade terminates in blind arcades infilled with ceramic tile and capped by a sculpted frieze with a zig-zag motif.

The building appears to be in good condition.



View of secondary (west) façade.
Source: San Francisco Planning Department

*Recorded By: Page & Turnbull, Inc. (AH/GH)

*Date Recorded: March 2008

Continuation Update



Detail of window bays.
Source: San Francisco Planning Department



Detail of roofline.
Source: San Francisco Planning Department

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Continuation Update



Detail of entry.

Source: San Francisco Planning Department