

# RACIALLY RESTRICTIVE COVENANTS

San Francisco Assessor-Recorder Joaquín Torres



# WESTWOOD PARK (1922)



***SF Chronicle Ad promoting Westwood Park as a place where you could “give your children the right kind of a start.” January 2,7 1922. Source: <https://westwoodparksf.org/>***

# WESTWOOD PARK (1917)

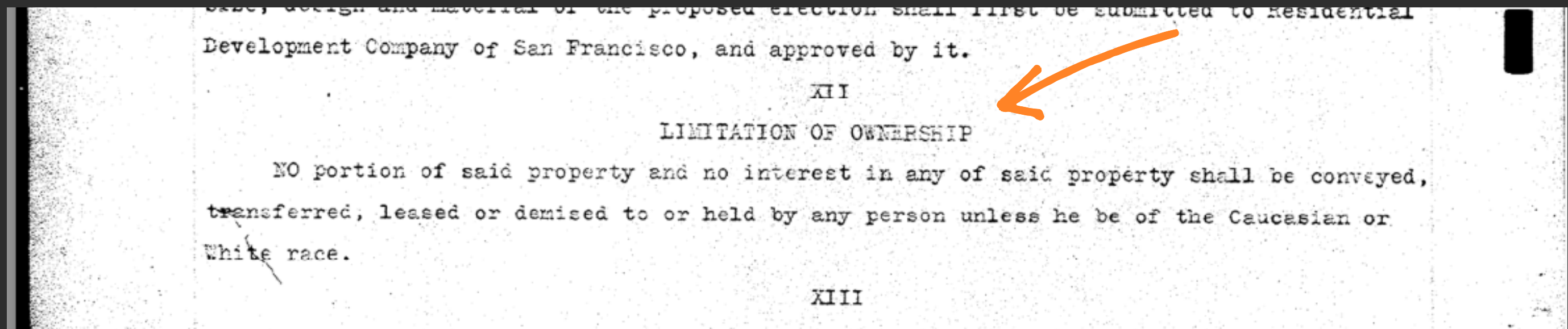
tion.

## XIII. LIMITATION OF OWNERSHIP.

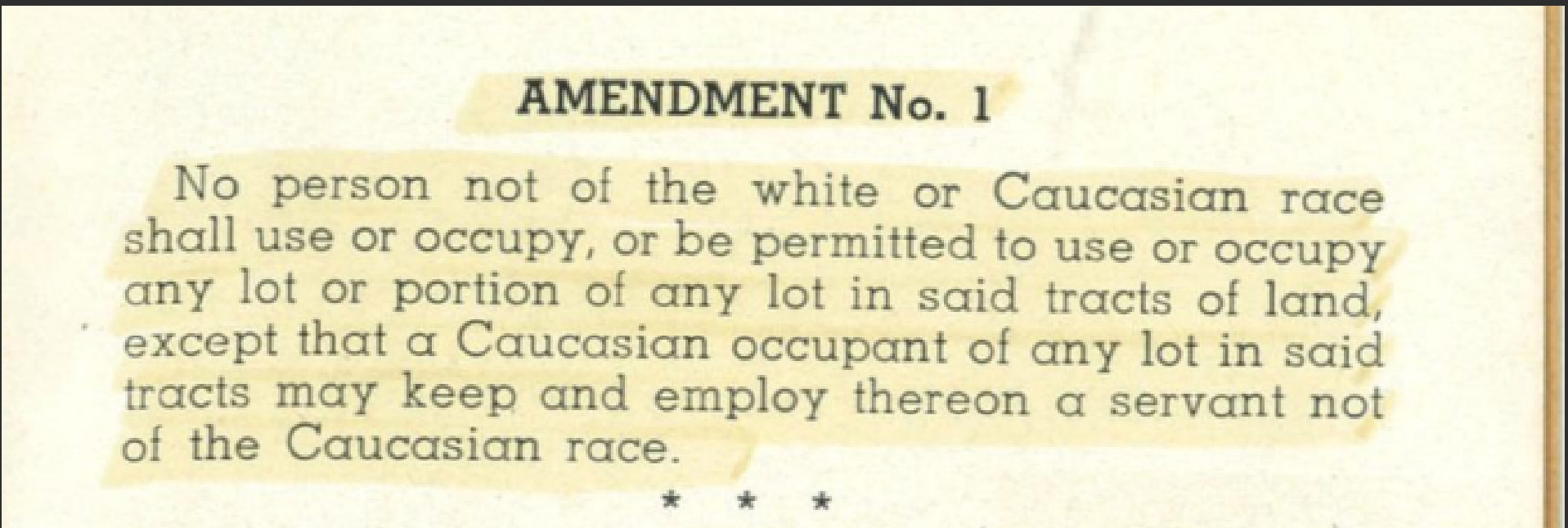
NO person of African, Japanese, Chinese or any Mongolian descent shall be allowed to purchase, own or lease any real property in said Westwood Park.

***"Declaration of Restrictions, Conditions and Covenants affecting real property situated in the City and County of San Francisco, State of California," filed March 26, 1917, San Francisco Recorder's Office, Deeds 1906 - 1919 Liber 1015, 32.***

# WESTLAND HIGHLANDS (1924)



Top image  
**Declaration of Restrictions, Conditions and Covenants, filed June 30, 1924, San Francisco Recorder's Office, Liber 895, 311.**



Bottom image  
**From the Summary of the CCRs affecting real property known as Westwood Highlands. Courtesy of SF Public Library.**

# INGLESIDE TERRACES (1945)

## PROPERTY RESTRICTIONS

7. No store, saloon, grocery or mercantile business shall be carried on in designated real property and said property shall not be used for any purpose other than residence purposes.

8. No person of African, Japanese, Chinese or any Mongolian descent shall be allowed to purchase, own, lease or occupy said real property.

9. No lot shall be subdivided for purpose of making two or more lots, except that three lots may be combined and divided into two lots.

10. No fence shall be built over a height of six feet from the graded surface.

The blocks on Ocean Avenue between Junipero Serra Boulevard and Paloma, and between Victoria and Ashton, are excluded from the above restrictions to provide for business purposes.

These restrictions and conditions are included in each basic title deed to Ingleside real property.

At all times, Ingleside Terraces Homes Association will give careful and sympathetic attention to any problem regarding restrictions.

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## THREATS TO HOME VALUES

Today five major problems threaten values in Ingleside Terraces property.

1. Are restrictions undemocratic? We think them essential to any desirable neighborhood. Yet in many communities their legality is under attack on the plea that exclusions are undemocratic.

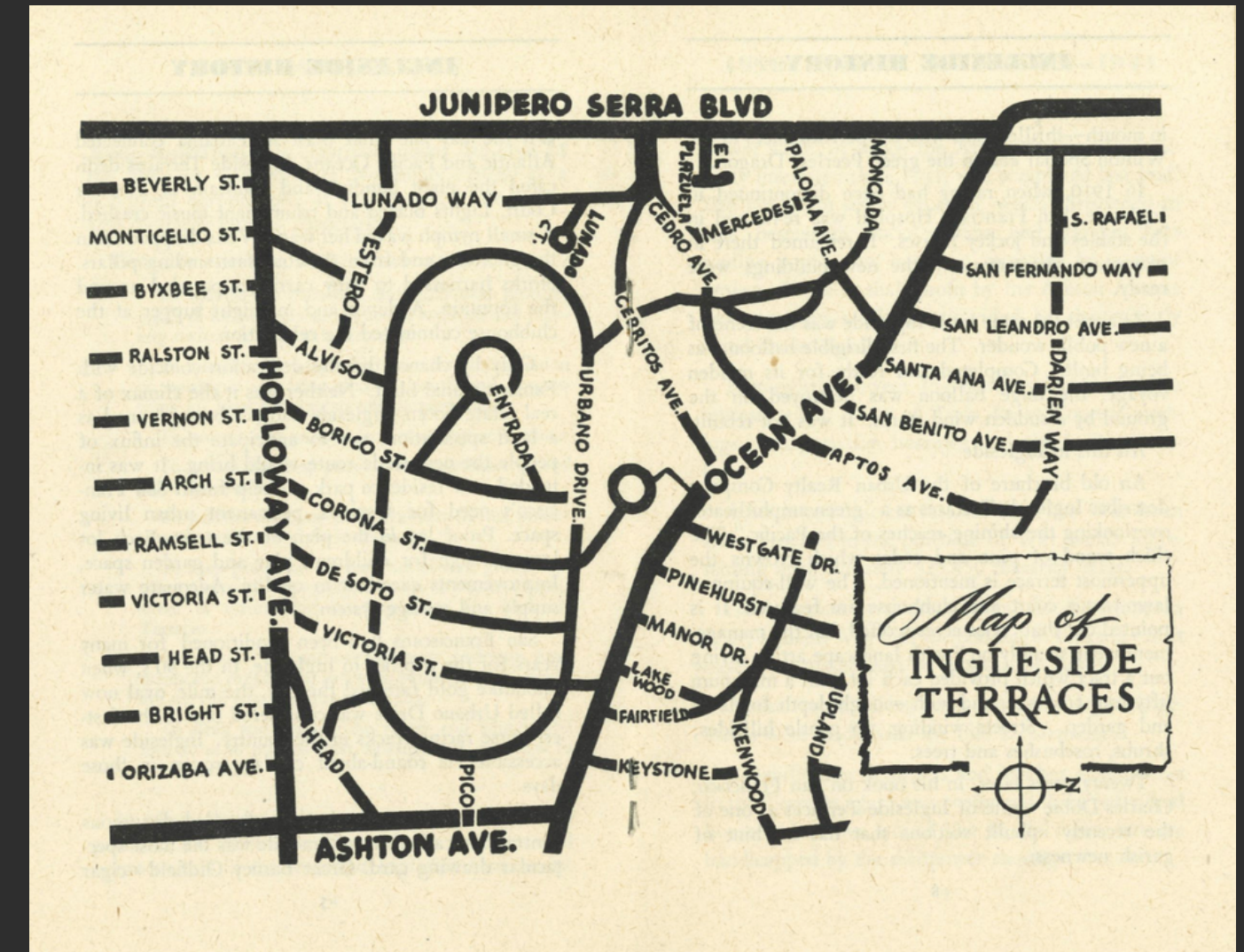
2. To help in the War emergency, Ingleside residents generously have opened their homes to house guests. But when the emergency is over, will Ingleside again be a "single family dwelling house" district, or will it deteriorate into a warren of lodging houses?

3. Any strictly residential section is a "green field" to commercial enterprises. It promises business locations comparatively free of competition. So far we've escaped these commercial encroachments. The threat is always with us.

4. Increased population may make re-zoning of school districts imperative. Will Ingleside children be affected? If so, schools must be adequate, both in regard to plant and to teaching staff.

5. When Twin Peaks Tunnel was constructed we thought the transportation problem solved. Now we find the struggle for direct, convenient public transportation is only beginning.

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From the Handbook for Property Owners of Ingleside Terrace (1945)  
Courtesy of the SF Public Library

# IMPLEMENTING AB1466 TO DISCOVER AND TRACK



Image



Text

19.6 million recorded images will be converted via Optical Character Recognition (OCR) into readable text data. Fees waived.

