

LANDMARKS PRESERVATION ADVISORY BOARD

of the

CITY PLANNING COMMISSION

RESOLUTION NO. 88

WHEREAS, A proposal to designate Merryvale at 3640 Buchanan Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code has been heard and considered by the Landmarks Preservation Advisory Board; and

WHEREAS, The Advisory Board believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that this Advisory Board intends to and does hereby formally initiate proceedings for the designation as a Landmark pursuant to the provisions of Article 10 of the City Planning Code of Merryvale at 3640 Buchanan Street; and that this Board recommends to the City Planning Commission that this designation proposal be APPROVED; the location and boundaries of the landmark site being as follows:

Beginning at the point of intersection of the southerly line of North Point Street and the easterly line of Buchanan Street; thence easterly along the southerly line of North Point Street for a distance of 118 feet; thence at a right angle southerly for a distance of 69.917 feet; thence at a right angle westerly for a distance of 68.803 feet; thence at a right angle southerly for a distance of 104.75 feet; thence at a right angle westerly for a distance of 49.917 feet; thence at a right angle northerly along the easterly line of Buchanan Street for a distance of 174.667 feet to the point of beginning.

Being Lot 3 in Assessor's Block 459, which property is known as 3640 Buchanan Street.

Second, that the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

Established in 1873, the San Francisco Gas Light Company was the result of a series of mergers of various companies, the earliest of which was the San Francisco Gas Company, founded in 1852 by Forty-niners Peter Donahue and his brother James. The brothers, with other family members, had previously established the first iron works in California in 1849. Peter Donahue, to whose memory the Mechanics Monument at Market, Bush and Sansome Streets is erected, also headed the successful completion of the second railroad in California which ran between San Francisco and San Jose.

Within the merged gas companies, Peter Donahue held various offices, the last being that of President of San Francisco Gas Light Company from which he resigned in 1883, one year before his death. Upon his resignation, the Presidency of the San Francisco Gas Light

Company was passed on to Eugene P. Murphy who was succeeded in 1885 by Joseph B. Crockett. Although still extremely young, Mr. Crockett had been with the company since its founding twelve years earlier during which time he conceived the idea of a new gas works which would not only be modern but would also be more than adequate for the growing City's immediate needs. In 1884, under his direction, the company purchased three blocks between Webster, Laguna and Bay Streets with the northerly boundary being the Bay itself. In 1891 construction began on the predominately brick buildings which would comprise the new gas works. Also included was an oiler dock - oil was to replace more expensive coal in operating the boilers - a gasometer, and two storage tanks, one with a capacity of two million cubic feet making it the largest of its kind west of Chicago.

Upon its completion in 1893, the complex was hailed as the most modern and best designed in the United States, a tribute to Joseph B. Crockett to whom its design and architecture are attributed. The headquarters building, now occupied by Merryvale, Inc., antiques, and which is the only building of the original complex still standing, housed the company's business offices in the front, upstairs living quarters for the plant manager, and in the main room to the rear, two large gas compression cylinders whose operation was dependent on water pumped from the Bay. The warmed water, returned to the Bay through large pipes, made swimming in what has ever since been known as Gas House Cove, popular indeed.

On December 11, 1896, the firm merged with Edison Light and Power, the whole becoming the San Francisco Gas & Electric Company which was absorbed by Pacific Gas & Electric Company in 1905. By 1906, and after, this building was being used solely for storing company records, a use it continued to serve until it was sold to the present owners in the mid-1950's.

The handsomely-landscaped and spacious areas between the buildings in the original complex were used by refugees following the 1906 Earthquake and fire as photographs of the period show. Also shown is the damage to a gas storage tank and an arched brick building.

The extremely sensitive restoration (by Mr. and Mrs. Dent W. MacDonough who engaged William Wurster of Wurster, Bernardi & Emmons for this work) and the re-use of the former headquarters building to display primarily Eighteenth Century antiques has been masterful. The most impressive interior feature is the main room which formerly housed the turbines. This two-story room is 28 feet high and approximately 50 feet square; large arched windows of hand-rolled glass contrast with walls of exposed brick, the whole being surmounted by a particularly handsome coffered ceiling, each large redwood square of which is set off by great beams. The former front offices are distinguished by paneled dados, high ceilings and tall, narrow doors with transoms above.

A year after Merryvale's formal opening in 1958, the owners added an equally impressive garden shop to the south which is directly accessible from the main building.

Also of interest is the iron fence which encloses the front lawn; it is similar to the original and was paced as part of the restoration.

Third, that the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM 73.3, the summary description being as follows:

Richardsonian-Romanesque in its styling, this red brick rectangular building is, except for a corner tower, of uniform height. It is capped by a hipped roof, without projecting eaves, resting on a corbelled cornice. On its narrower facade facing Buchanan Street, a centered arched main entrance is asymmetrically balanced by the Queen Anne tower to the left whose conical roof rises to its apex at an elevation slightly higher than that of the roof ridge behind. From the exterior, the fenestration reflects the interior division of the building into two elements: the front, or westerly, one-third possessing windows indicating two floors with a heavy string course of brickwork at the upper floor level; the remaining two-thirds of the building, equal in height to the front, contains tall windows, divided into panes with fanlights above, whose sill line is uniform with those on the lower floor at the front, but whose tops extend upward about three-quarters of the total wall height. On its south elevation, two-story pilasters divide the building into six evenly spaced bays. However, on the north, along North Point Street, this same division is only partially carried out, the pilasters here defining only the four bays containing the taller windows. The rear of the building is divided, also by two-story pilasters, into three bays slightly wider than those on the north and south sides. The center bay houses a double doorway extending its full width and equal in height to the windows in the adjacent bays. The doorway is topped by a flattened arch similar in its arc to that above the second story windows on the front portion of the building; all other windows and the main entry have semi-circular arched tops. All wall openings are surmounted and protected by slightly projecting cast stone moldings and, except for that over the main entrance, are divided into sections containing a patera. The main entrance arch, resting on short brick pilasters, frames a recessed doorway; here a deeper molding than that over the windows retains the name of the original occupant of the structure:

S.F. GAS LIGHT CO.

AND BE IT FURTHER RESOLVED, That the Board hereby directs its Secretary to report this action and to submit a copy of this Resolution to the Planning Commission for further action in accordance with the said Article 10.

I HEREBY CERTIFY that the foregoing Resolution was adopted by the Landmarks Preservation Advisory Board at its regular meeting of August 22, 1973.

Edward N. Michael  
Secretary to the Board

AYES: de Losada, Jacobs, Platt, Shumate, Whisler

NOES: None

ABSENT: Mailliard, McGloin, Whitaker

DATED: August 22, 1973



49 signatures from  
neighbors

Regarding the proposed 40' tall development project located at  
3620 Buchanan Street

We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

<u>Name</u>	<u>Signature</u>	<u>Address</u>
Sharon Hefke	<i>Sharon Hefke</i>	1550 Bay St. 318 L.A.

2 Brandon Deo *BD* 1550 Bay St Apt B330

3 CRISTIAN DRAGOMIROV 1550 BAY ST. Apt 116

4 Maya Ingilizova 1550 Bay St Apt. 116

5 NIA DRAGOMIROV 1550 Bay St. Apt 116

6 Linda Kemby *in cell* 1550 Bay St Apt 414

7 Stacey Jones *Sparks* 1550 Bay St Apt B328

8 June M Drayton 1550 Bay St, H418

9 Lauren Papash 116 Magnolia St, SF 94123

10 Lasy Huang *Key* 1550 Bay St. Apt B330

11

12

13

14

15

16

17

18

19

20

Regarding the proposed 40' tall development project located at  
3620 Buchanan Street

We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

Name

Signature

Address

1 Arnold Cohn Harold Cohn 1550 Boy, B12C

Please sign on next page

2. Brad Carter *Brad Carter* 1550 Bay St #215
3. *1 1 1 1* Brent Legner 1552 Bay 356
4. ~~ERIN DEITE DEWINTER~~ *Brent Legner* 1550 Bay 118
5. VINICIUS KAIRALA *Vinicius* 1550 BAY, B130
6. Camila Rocha *Camila* 1550 BAY, B130
7. Judith Ripp *Judith Ripp* 1550 BAY A410
8. ~~ILGER SMITH~~ *Ilger Smith* 1550 BAY A115
9. Dan Woodhead *Dan Woodhead* 1550 Bay, A204
10. PATRICIA SCHMITT *P. Schmitt* 3655 FILLMORE ST.
11. Diane Valade *Diane Valade* 1550 Bay St #242
12. Karen Kemmer *Karen Kemmer* 1225 Bay St #11 SF 94123
13. *Robert P. Ripp* 1225 BAY ST. #11 SF 94123
14. *Steven Zinger* 1550 BAY ST #242 SF 94123
15. *Stephanie Sanden* 1550 Bay St #102 SF 94123

16. \_\_\_\_\_

17. \_\_\_\_\_

18. \_\_\_\_\_

19. \_\_\_\_\_

20. \_\_\_\_\_



Regarding the proposed 40' tall development project located at  
3620 Buchanan Street

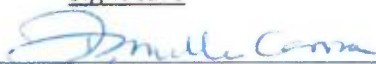

We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

	<u>Name</u>	<u>Signature</u>	<u>Address</u>
1.	Danielle Rice		3645 Webster Street
2.	Larry Reed		3647 Webb Street

3. Carla Bernal Carla Bernal 3612 #102 Buchanan St  
4.   
5. Bret Sisney Bret Sisney 1598 Bay St #303  
6. Carol Sisney Carol Sisney 1598 Bay St #303  
7.   
8.   
9.   
10.   
11.   
12.   
13.   
14.   
15.   
16.   
17.   
18.   
19.   
20.   
21.   
22.



## Regarding the proposed 40' tall development project located at 3620 Buchanan Street

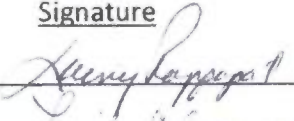
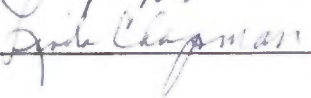
We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.



Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

	<u>Name</u>	<u>Signature</u>	<u>Address</u>
1.	Lainy Rappaport		3615 Buchanan #203
2.	Linda Chapman		3615 Buchanan #204

3. Rachel Himmelhoch  3615 Buchanan #201  
4. \_\_\_\_\_  
5.  Eric Landon 3615 Buchanan #201

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

12. \_\_\_\_\_

13. \_\_\_\_\_

14. \_\_\_\_\_

15. \_\_\_\_\_

16. \_\_\_\_\_

17. \_\_\_\_\_

18. \_\_\_\_\_

19. \_\_\_\_\_

20. \_\_\_\_\_

21. \_\_\_\_\_

22. \_\_\_\_\_

## Regarding the proposed 40' tall development project located at 3620 Buchanan Street

We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

	<u>Name</u>	<u>Signature</u>	<u>Address</u>
1.	LUCY SERAFINO	<i>Lucy Serafino</i>	1550 Gay St. #401
2.	NICOLA CAULFIELD	<i>Nicola Caulfield</i>	1550 " " #320

3. JANET DINGMIRE Janet L. Xname 1550 Bay 324  
4. RACHEL PODLISHEVSKY 1550 Bay 164

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

12. \_\_\_\_\_

13. \_\_\_\_\_

14. \_\_\_\_\_

15. \_\_\_\_\_

16. \_\_\_\_\_

17. \_\_\_\_\_

18. \_\_\_\_\_

19. \_\_\_\_\_

20. \_\_\_\_\_

21. \_\_\_\_\_

22. \_\_\_\_\_



## Regarding the proposed 40' tall development project located at 3620 Buchanan Street

We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood).
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code).
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules).
- (4) Not providing required setback from street frontage for parking.
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines.
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

<u>Name</u>	<u>Signature</u>	<u>Address</u>
1. <u>Petra Wenger</u>	<u>[Signature]</u>	<u>3615 Buchanan St #304</u>
2. <u>David Scott</u>	<u>[Signature]</u>	<u>3615 Buchanan St #304</u>

Regarding the proposed 40' tall development project located at  
3620 Buchanan Street



We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

	<u>Name</u>	<u>Signature</u>	<u>Address</u>
1.	RONNIE CRAMER		1550 BAY ST.
2.	Nona Baird		1550 Bay St



Regarding the proposed 40' tall development project located at  
3620 Buchanan Street

We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

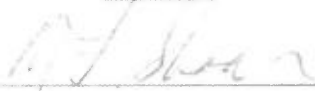
Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

Name

Signature

Address

Michael Shada



1550 Bay, D352, SF, CA 94123

## Regarding the proposed 40' tall development project located at 3620 Buchanan Street

We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

	<u>Name</u>	<u>Signature</u>	<u>Address</u>
1.	Peter Williams	[Signature]	3615 Buchanan St #303 SF 44123
2.			

Regarding the proposed 40' tall development project located at  
3620 Buchanan Street


We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.

Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

	<u>Name</u>	<u>Signature</u>	<u>Address</u>
1.	JAN BULECHEK		1550 BAY ST. #D159, SF CA 94123
2.	<hr/>		



## Regarding the proposed 40' tall development project located at 3620 Buchanan Street

We, the undersigned, have serious concerns over the proposed project located at 3620 Buchanan Street and ask the City to take these concerns into account when evaluating the impact of this proposed project on our neighborhood.


Historic Landmark: In 1973 this property (to include the 1893 building, the one story garden building and the landscaped gardens) was deemed to have "a special character and special historical, architectural and aesthetic interest and value" and as such was designated as Historic Landmark #58. The proposed project would demolish the one story garden building and much of the beautiful landscaped gardens to sandwich in a large (40 foot tall), ill-fitting building that would dwarf the beloved 1893 building. This is in direct violation with this property's Historic Landmark designation.

Planning Code Violations: The proposed project ignores important Planning Code requirements by:

- (1) Not providing the required amount of on-site parking (thereby making worse the difficult street parking situation in our neighborhood),
- (2) Not providing the required rear yard setbacks (thereby eliminating light/air and views otherwise protected by the Planning Code),
- (3) Not providing required Open Space (thereby compromising the open space provided by neighboring properties who played by the rules),
- (4) Not providing required setback from street frontage for parking,
- (5) Not providing an active street appearance thereby not complying with the City's Residential Design Guidelines,
- (6) Not providing an attractive exterior by using stucco on its entire east facing façade, and
- (7) Ignoring neighbors' requests for respecting privacy, better design and reasonable setbacks.

Given the serious violations that this proposed project represents to this important Historic Landmark and the City's own Planning Code, we request that this project be delayed and required to undergo further environmental review to include a focused environmental impact report to address our concerns.

<u>Name</u>	<u>Signature</u>	<u>Address</u>
1. Jeremy Deven	JD	3453 Buchanan St Apt 1

2 Carly Devich  3653 Buchanan St. Apt 1

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

7 \_\_\_\_\_

8 \_\_\_\_\_

9 \_\_\_\_\_

10 \_\_\_\_\_

11 \_\_\_\_\_

12 \_\_\_\_\_

13 \_\_\_\_\_

14 \_\_\_\_\_

15 \_\_\_\_\_

16 \_\_\_\_\_

17 \_\_\_\_\_

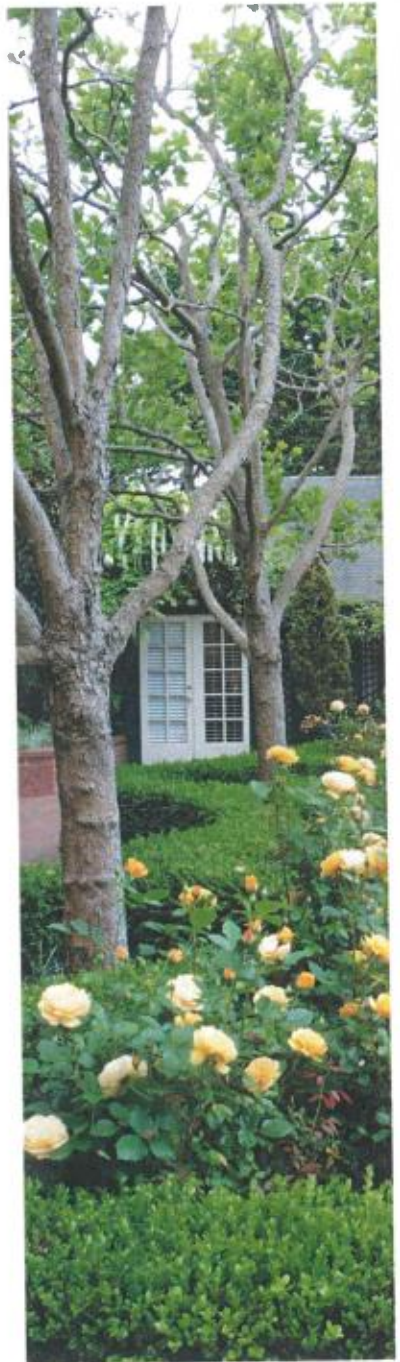
18 \_\_\_\_\_

19 \_\_\_\_\_

20 \_\_\_\_\_

3620 BUCHANAN STREET  
HISTORIC RESOURCE EVALUATION, PART I  
SAN FRANCISCO, CALIFORNIA  
[16060]

PREPARED FOR:  
ROGER WALTHER



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

JULY 2018

FINAL



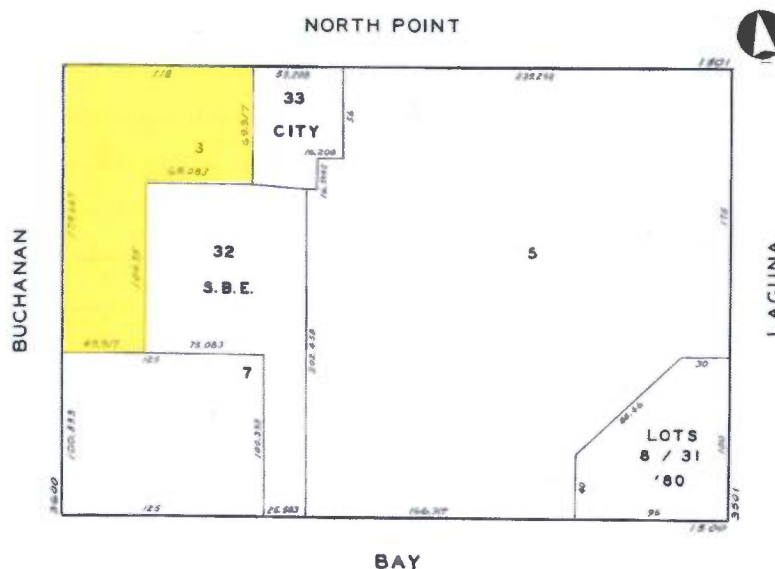
## TABLE OF CONTENTS

<b>I. INTRODUCTION</b>	<b>1</b>
METHODOLOGY	2
<b>II. EXISTING HISTORIC STATUS</b>	<b>3</b>
NATIONAL REGISTER OF HISTORIC PLACES	3
CALIFORNIA REGISTER OF HISTORICAL RESOURCES	3
SAN FRANCISCO CITY LANDMARKS	3
CALIFORNIA HISTORICAL RESOURCE STATUS CODE	3
1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY	4
HERE TODAY	4
<b>III. BUILDING AND PROPERTY DESCRIPTION</b>	<b>5</b>
EXTERIOR	5
SITE FEATURES	8
SURROUNDING NEIGHBORHOOD	11
<b>IV. HISTORIC CONTEXT</b>	<b>14</b>
EARLY SAN FRANCISCO HISTORY	14
SAN FRANCISCO GAS LIGHT COMPANY & NORTH BEACH STATION	19
<b>V. PROJECT SITE HISTORY</b>	<b>31</b>
SITE DEVELOPMENT	31
3620 BUCHANAN STREET ARCHITECT / LANDSCAPE ARCHITECT	36
CONSTRUCTION CHRONOLOGY	37
<b>VI. EVALUATION</b>	<b>40</b>
CALIFORNIA REGISTER OF HISTORICAL RESOURCES	40
INTEGRITY	41
<b>VII. CONCLUSION</b>	<b>45</b>
<b>VIII. REFERENCES CITED</b>	<b>46</b>
PUBLISHED WORKS	46
PUBLIC RECORDS	46
NEWSPAPERS AND PERIODICALS	47
INTERNET SOURCES	47
<b>IX. APPENDIX</b>	<b>48</b>
BUILDING PERMIT APPLICATIONS	48

## I. INTRODUCTION

This Historic Resource Evaluation (HRE) Part 1 has been prepared at the request of Sutro Architects, on behalf of Roger Walther of The Walther Foundation, for the building at 3620 Buchanan Street (APN 0459/003) in San Francisco's Marina neighborhood. The building is on the same parcel as San Francisco Landmark No. 58, known as Merryvale Antiques and originally the administration building of San Francisco Gas Light Company's North Beach Station located at 3636 Buchanan Street (also addressed as 3640 Buchanan Street). The L-shaped parcel is on the east side of Buchanan Street, between North Point Street and Bay Street (**Figure 1**).

The parcel has an area of 13,480 square feet and is located in a NC-2 (Small-Scale Neighborhood Commercial) zoning district. The landmarked building occupies the northern end of the lot along North Point Street while the subject building at 3620 Buchanan Street is at the lot's southern end; a designed patio garden separates the two buildings on the lot. Formerly the garden house and workshop, the subject building was constructed in 1958 and designed by architect Clifford Conly, Jr. It, along with the adjacent patio garden, was built for Dent and Margaret Macdonough, owners of Merryvale Antiques, which occupied the lot from 1958 to 1980. The subject building is used currently as an office.



**Figure 1: Assessor's map of the subject block. The subject parcel is highlighted in yellow. The subject building at 3620 Buchanan Street is located at the south end of the lot.**

Source: San Francisco Assessor's Office. Edited by Page & Turnbull.

Due to the Landmark status, the parcel is assigned Category A, "Historic Resource Present," by the City of San Francisco. The property was surveyed by the Junior League of San Francisco, Inc. as part of the *Here Today: San Francisco's Architectural Heritage* survey. *Here Today* is also a published book, and the San Francisco Gas Light Company building is discussed on page 15 of the 1968 edition. The property was surveyed again in the 1976 Department of City Planning Architectural Quality Survey and was given a survey rating of "3." However, the subject building located at 3620 Buchanan Street was constructed well after the San Francisco Gas Light Company building for which the parcel is designated a landmark and was not evaluated in the previous surveys. The purpose of this HRE Part 1 is to determine if the subject building is eligible for the California Register of Historical Resources (California Register) individually or in association with the existing Landmark No. 58 and its setting.

## METHODOLOGY

This report follows the outline provided by the San Francisco Planning Department for Historic Resource Evaluation Reports, and provides a summary of the current historic status, a building description, and historic context for 3620 Buchanan Street. The report also includes an evaluation of the property's eligibility for listing in the California Register, including any association with Landmark No. 58 and its setting.

Page & Turnbull prepared this report using research collected at various local repositories, including the San Francisco Department of Building Inspection, the San Francisco Assessor's Office, the San Francisco Planning Department, and the San Francisco Public Library History Center, as well as various online sources including Ancestry.com and the California Digital Newspaper Collection. Key primary sources consulted and cited in this report include Sanborn Fire Insurance Company maps, City of San Francisco Building Permit Applications, San Francisco City Directories, Assessor's Office records, and historical newspapers. All photographs in this report were taken during a site visit conducted by Page & Turnbull in April 2016 unless otherwise noted.

## II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 3620 Buchanan Street. Additionally, this section mentions the existing historic status for the building at 3636 Buchanan Street (also referred to and addressed as 3640 Buchanan Street) because it is situated on the same parcel as 3620 Buchanan Street.

### NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

Neither 3620 or 3636 Buchanan Street is currently listed in the National Register of Historic Places.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

Neither 3620 or 3636 Buchanan Street is currently listed in the California Register of Historical Resources.

### SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts, and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."<sup>1</sup> Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Landmarks Preservation Advisory Board. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city.

The subject building at 3620 Buchanan Street is not currently designated as a San Francisco City Landmark or Structure of Merit. However, 3636 Buchanan Street is designated as San Francisco Landmark No. 58 (Merryvale Antiques; originally the San Francisco Gas Light Company). 3620 and 3636 Buchanan Street do not fall within the boundaries of any existing locally designated historic districts or conservation districts.

### CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their

---

<sup>1</sup> San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks* (San Francisco: January 2003).



historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

3620 Buchanan Street is not listed in the California Historic Resources Information System (CHRIS) database with a status code. The most recent update to the California Historic Resources Information System (CHRIS) database for San Francisco County that lists the status codes was in April 2012. However, 3636 Buchanan Street is listed as the "Meter and Office House" of the San Francisco Gas Light Company (Landmark No. 58) with a Status Code of 7J, "Received by OHP for evaluation or action but not yet evaluated" (status date: 08/09/2000).

#### 1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a "reconnaissance" or "windshield" survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of "-2" (detrimental) to "+5" (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated "3" or higher in the survey represent approximately the top two percent of San Francisco's building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over twenty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

3620 Buchanan Street is not listed in the 1976 DCP Survey; however, 3636 Buchanan Street was listed and was given a survey rating of "3."

#### HERE TODAY

*Here Today: San Francisco's Architectural Heritage (Here Today)* is one of San Francisco's first architectural surveys, undertaken by the Junior League of San Francisco, Inc. and published in book form in 1968. Although the *Here Today* survey did not assign ratings, it did provide brief historical and biographical information about what the authors believed to be significant buildings.

3620 Buchanan Street is not mentioned in *Here Today*; however, 3636 Buchanan Street was surveyed and is discussed on page 15 of the book.

### III. BUILDING AND PROPERTY DESCRIPTION

#### EXTERIOR

The building at 3620 Buchanan Street is located on the east side of Buchanan Street, between North Point Street and Bay Street (**Figure 2**). Situated on a level parcel, the building is south of the main building on the parcel, 3636 Buchanan Street (Landmark No. 58) and a patio garden. The building is set back approximately 20 feet from the street, behind a brick wall and metal entrance gate that leads to the front concrete patio. The building's primary façade is oriented to the south and the rear façade looks onto the patio garden.

The wood frame building is one story in height, and approximately three bays wide, and two bays deep. It has a vernacular garden house with French decorative elements. The building has a hipped asphalt shingle roof in the shape of an "L," though the eastern section (bottom portion of the "L") is dropped and thus has a lower ridge. The western, upper portion of the roof has two three-lite skylights with wire glass. The volume that extends from the elbow of the "L" has a shed roof. The building's vertical wood board walls have wood trim and sit atop a concrete foundation. All doors are ten-lite wood French doors with wood surrounds and appear to be original.



**Figure 2: 3620 Buchanan Street, San Francisco, facing south. Yellow shading roughly delineates the subject parcel; black dashed outline roughly delineates the subject building.**

Source: Microsoft Bing Maps, 2016. Edited by Page & Turnbull.

#### Primary (South) Façade

The primary façade does not face the street, but rather, faces south towards the building's front patio (**Figure 3**). The first, western-most bay is part of the upper portion of the "L" and contains the main entrance, which has the standard door type and a fabric awning (**Figure 4**). The second, middle bay contains the volume that extends from the elbow of the "L" (**Figure 5**). It has a one-over-one double-hung wood sash window with a wood surround and frosted glazing. The third, eastern-most bay further protrudes, as it is the bottom portion of the "L" (**Figure 6**). Its south façade contains



two six-over-six double-hung wood sash windows with horns and wood surrounds, and its west façade facing the front patio garden features the standard door (Figure 7).



Figure 3: Primary (south) and west façades behind the perimeter brick wall, facing northeast.



Figure 4: Western-most bay, facing north.



Figure 5: Middle bay, facing northeast.



Figure 6: West façade of eastern-most bay, facing east.



Figure 7: South façade of eastern-most bay, facing northeast.

#### **West Façade**

The entire west façade directly abuts the six-foot-tall perimeter brick wall and is not visible (**Figure 8**).



**Figure 8: Perimeter brick wall (left) and building's south façade (right) showing the lack of accessibility to the west façade, facing north.**

#### **Rear (North) Façade**

The rear façade looks onto the patio garden and the south side façade of Landmark No. 58 (**Figure 9**). At the center of the rear façade is a 12-lite wood sash window, which is flanked by two standard doors (**Figure 10**). Above both doors, behind the climbing plants, is a half-circle sunburst motif that extends upward through the cornice line, creating an arched cross gable (**Figure 11**). The rest of the rear façade has wood lattice attached to the vertical wood board siding.



**Figure 9: Rear (north) façade and patio garden, facing south.**





Figure 10: Rear façade, facing southwest.



Figure 11: Sunburst motif seen above both doors, facing south.

#### East Façade

Similar to the west façade, the entire east façade directly abuts a tall brick wall and is not visible (Figure 12).



Figure 12: Brick wall (left) and building's north façade (right) showing the lack of accessibility to the east façade, facing southeast.

#### SITE FEATURES

As an 1893 brick two-story building, Landmark No. 58 dominates the parcel on which the subject building is situated (Figure 13). Formerly one of the San Francisco Gas Light Company complex's buildings, Landmark No. 58 is located on the corner of the property, at the southeast corner of Buchanan and North Point streets. Originally an industrial site, the property now features a patio garden (renovated in 2000) between Landmark No. 58 and the subject building and a driveway that has been converted into a brick-paved side patio along the east side of Landmark No. 58. Small street trees line the sidewalks.



Figure 13: Landmark No. 58 (left) and subject building (right), facing southeast.

An iron fence sits atop a low concrete wall and extends along the street-facing façades of Landmark No. 58. The iron entrance gate aligns with the main entrance of Landmark No. 58, which is on the building's west façade facing Buchanan Street (**Figure 14**). There is groomed landscaping and a gravel path between the building and the fence. The gravel path, which is only along the west side, connects to the patio garden south of the building, accessed by an iron gate (**Figure 15**).



Figure 14: Iron gate and main entrance to Landmark No. 58, facing east.



Figure 15: Gravel path and iron gate to patio garden, facing south.



The patio garden is bounded by six-foot-tall (or taller) brick walls to the west (along Buchanan Street) and east (neighboring property); both walls extend to surround the subject building at 3620 Buchanan Street. The northern end of the patio is bounded by Landmark No. 58, which has an entrance on its south façade leading to the patio garden (**Figure 16**). The southern end of the patio garden is the subject building's north façade and its two French doors accessing the garden. The patio paving is brick and outlined by a low brick wall, creating planters between the two brick walls. The formal, symmetrical landscaping includes groomed hedges, bushes, flowers, and small trees.

A brick path leads from the patio garden along the eastern half of Landmark No. 58's south façade to the east façade (**Figure 17**). The path is lined with groomed hedges, flowers, bushes, and small trees that form a canopy above it. South of the path is a tall wood lattice fence, and the east end of the path has a similar lattice fence and a wood lattice door (**Figure 18 and Figure 19**). The path connects to a small side brick patio east of the building, which has yet another entrance on its east façade (**Figure 20**). The side patio is bounded to the south and east by tall brick walls covered in lattice-patterned climbing plants. Groomed hedges and small trees with iron grills line the edges. At the north end, the side patio has a large, vehicle-sized iron gate supported by brick columns, and a small iron entrance gate to the west side (**Figure 21**). The brick paving extends on the other side of the iron gates to the sidewalk, which has a curb cut at the street.



Figure 16: Patio garden with Landmark No. 58 in the background, facing north.



Figure 17: Landmark No. 58 (left) and brick path (center), facing east.



Figure 18: Brick path and lattice door, facing east.



Figure 19: Lattice door and south brick wall of side patio, facing southwest.



Figure 20: East side patio and Landmark No. 58 (left), facing north.



Figure 21: Large iron gate and Landmark No. 58 (right) with driveway in foreground and side patio in background, facing south.

The subject building at 3620 Buchanan Street is either accessed by its rear entrance via the patio garden, or by the subject building's front (south) concrete patio (Figure 22). The brick walls that bound the patio garden and building at the west and east ends bound the concrete patio as well, with a brick wall also at the south end (Figure 23). There is a break in the west brick wall for the iron entrance gate, which leads from the sidewalk along Buchanan Street to the concrete patio and subject building. The patio is lined with groomed hedges and small evergreen trees.



Figure 22: Concrete patio and metal gate, facing southwest.



Figure 23: South brick wall of concrete patio with roofs of Landmark No. 58 and subject building in background, facing north.

## SURROUNDING NEIGHBORHOOD

The subject parcel is bounded by North Point Street to the north, the property of 1570 Bay Street to the east, the property of 1598 Bay Street to the south, and Buchanan Street to the west. The neighborhood immediately surrounding 3620 Buchanan Street is a mixture of residential, commercial, and industrial buildings between one and five stories tall. Construction dates range from pre-1900 to 2006 (according to the San Francisco Assessor's Office) and architectural styles seen throughout the area have a similarly great range. Along North Point Street, immediately east of the subject property is the Pacific Gas and Electric's Marina Substation in a Modern style followed by a Third Bay Tradition apartment complex with a commercial ground floor (Figure 24). At the intersection of Buchanan and Bay streets, immediately south of the subject property, is an abandoned



gas station with no distinct architectural style (Figure 25). One block to the north is a Safeway grocery store and its parking lot, to the east is Fort Mason, to the south is the Moscone Recreation Center, and to the west (across Buchanan Street from the subject building) are residential buildings, some with a commercial ground floor (Figure 26 to Figure 30).



Figure 24: Marina Substation and the apartment complex, facing southwest.



Figure 25: Abandoned gas station, facing northeast.



Figure 26: Moscone Recreation Center, facing southwest.



Figure 27: View of Fort Mason from subject block, facing southeast.



Figure 28: Front of Safeway, facing south.



Figure 29: Rear of Safeway, which faces subject property, facing northeast.



**Figure 30: Apartment building with commercial ground floor, west of subject block, facing west.**



## IV. HISTORIC CONTEXT

### EARLY SAN FRANCISCO HISTORY

European settlement of what is now San Francisco took place in 1776 with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy, and the founding of Mission San Francisco de Asis (Mission Dolores) by the Franciscan missionaries. The Spanish colonial era persisted until 1821, when Mexico earned its independence from Spain, taking with it the former Spanish colony of Alta California. During the Mexican period, the region's economy was based primarily on cattle ranching, and a small trading village known as Yerba Buena grew up around a plaza (today known as Portsmouth Square) located above a cove in San Francisco Bay. In 1839, a few streets were laid out around the plaza, and settlement expanded up the slopes of Nob Hill.

During the Mexican-American war in 1846, San Francisco was occupied by U.S. military forces, and the following year the village was renamed San Francisco, taking advantage of that name's association with the Bay. Around the same time, a surveyor named Jasper O'Farrell extended the original street grid, while also laying out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of this then imaginary line were laid out in small 50-*vara* square blocks whereas blocks south of Market were laid out in larger 100-*vara* blocks.<sup>2</sup>

The discovery of gold at Sutter's Mill in 1848 brought explosive growth to San Francisco, with thousands of would-be gold-seekers making their way to the isolated outpost on the edge of the North American continent. Between 1846 and 1852, the population of San Francisco mushroomed from less than one thousand people to almost 35,000. The lack of level land for development around Portsmouth Square soon pushed development south to Market Street, eastward onto filled tidal lands, and westward toward Nob Hill. At this time, most buildings in San Francisco were concentrated downtown, and the outlying portions of the peninsula remained unsettled throughout much of the late nineteenth century.

With the decline of gold production during the mid-1850s, San Francisco's economy diversified over the following decades to include agriculture, manufacturing, shipping, construction, and banking.<sup>3</sup> Prospering from these industries, a new elite class of merchants, bankers, and industrialists arose to shape the development of the city as the foremost financial, industrial, and shipping center of the West.

### MARINA NEIGHBORHOOD HISTORY

3620 Buchanan Street is located within San Francisco's Marina neighborhood. The boundaries of the Marina are roughly defined by the San Francisco Bay to the north, Van Ness Avenue and Fort Mason to the east, Lombard Street to the south, and the Presidio of San Francisco to the west.

As shown on the 1869 U.S. Coast Survey map, most of what is today the Marina District was submerged beneath San Francisco Bay (**Figure 31**). The eastern part of the Marina District consisted of an enormous sand dune bounded approximately by Black Point (today's Fort Mason) on the north, Leavenworth Street on the east, Fillmore Street on the west, and Lombard Street on the south. Several lagunas, or lakes, are also shown south of Lombard Street. The largest of these was known as "Washerwoman's Lagoon" as it was the site of numerous laundry facilities, as well as other industries requiring large amounts of fresh water (**Figure 32**).

<sup>2</sup> *Vara* is derived from an antiquated Spanish unit of measurement.

<sup>3</sup> Rand Richards, *Historic San Francisco: A Concise History and Guide* (2001) 77.

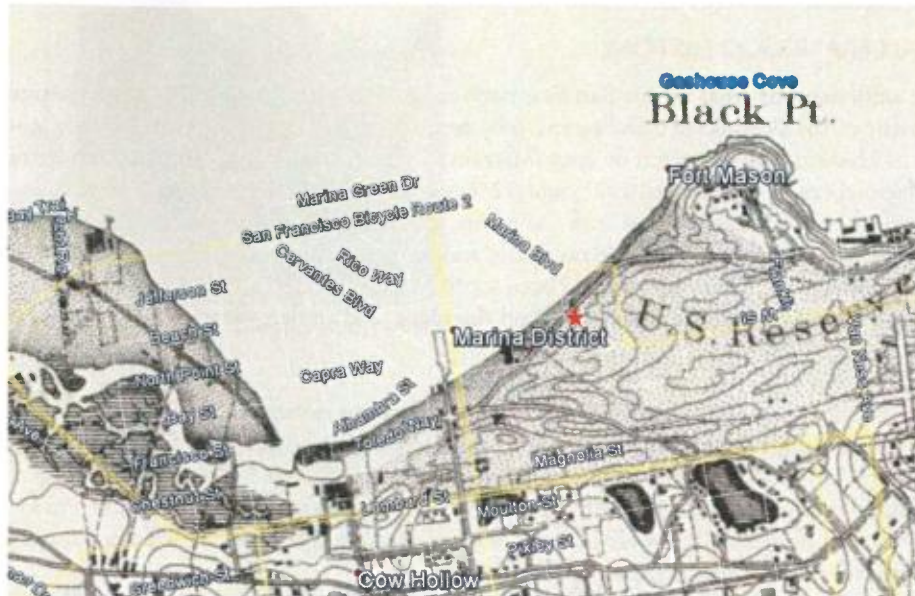


Figure 31: Overlay of 1869 Coast Survey map under current street grid. Washerwoman's Lagoon is at lower right. Red star indicates approximate location of the subject property. Source: David Rumsey Collection and Google Earth 2015. Edited by Page & Turnbull.



Figure 32: Circa 1860 view looking west toward Washerwoman's Lagoon and future Marina District. The future site of the subject property is northwest of the lagoon (upper right corner). Source: Carleton E. Watkins, Bancroft Library 1964.072.01 via Calisphere.

What is today the heart of the Marina District was still a shallow tideland with a “rural landscape of mud flats, shanties, pastures, and small farms.”<sup>4</sup> Only a handful of buildings existed, including a small cluster around the Fillmore Street Wharf, which allowed some of the farmers and dairy producers in

<sup>4</sup> Christopher VerPlanck, “From Mud Flats to Marina: Building a San Francisco Neighborhood,” *Heritage News* XXXV:3 (Summer 2007) 5.



the area to ship products around the bay.<sup>5</sup> The primary routes through the area were the Presidio Road, developed during the 1840s, and the Bay Shore & Fort Point Road, a toll road developed in 1864, which ran from North Beach to the Presidio.<sup>6</sup>

To the east was Fort Mason, a military reservation created in 1850 at Black Point, a prominent outcropping of rock. Fort Mason was not fortified, however, until 1863 during the Civil War. Immediately southwest of Fort Mason was Lobos Square (currently the Moscone Recreation Center), bounded by Chestnut, Laguna, Webster, and Bay streets. The Square was reserved in 1855 by the San Francisco Board of Supervisors, but remained vacant throughout the nineteenth century. As discussed in Randolph Delehanty's study of San Francisco parks: "It was the only true bayside reservation and fronted on the tidal marshes near what became Gashouse Cove and the Fulton Iron Works. Nothing was done to improve the site until the filling in of the marshes for the gigantic Panama-Pacific International Exposition of 1915."<sup>7</sup>

The "Gashouse Cove" (Gas House Cove) mentioned by Delehanty referenced the gas works constructed by the San Francisco Gas Light Company between 1891 and 1893. In particular, a massive gas storage tank was constructed at the northwest corner of Bay and Laguna streets. Built as the administration building, San Francisco Landmark No. 58 at 3636 Buchanan Street is the only remaining building of this complex. In addition to the gas works, other industrial plants located in the area included the California Pressed Brick Company, the Pacific Ammonia Chemical Company, and a soap and tallow works. Recreational facilities were also established, including Harbor View Park (1860s) which offered a beer garden, shooting range, restaurant, and hotel. The park proved so popular that its name was applied to the entire area.<sup>8</sup>

By the early 1890s, San Francisco businessman James Fair had purchased nearly forty-nine blocks in the Harbor View area, much of which consisted of submerged lands. In 1892, Fair convinced the city to build a seawall in order to fill in the area, which could then be used for further industrial development. The project was halted in 1894, however, with only 60 acres having been filled.<sup>9</sup>

After the 1906 Earthquake and Fire, earthquake refugee camps were established at Harbor View (Camp No. 8) and at Lobos Square (Camp No. 9). Some of the gas works buildings (not including Landmark No. 58) suffered from the disaster and were repaired or rebuilt nearby. By 1910, with San Francisco well on the way to recovery, San Francisco merchants raised over four million dollars to acquire the Harbor View area for the site of a World's Fair. They also formed the Exposition Company, which began leasing lands for the site of the fair—including large tracts owned by Virginia Vanderbilt and Theresa Oelrichs, the daughters of James Fair.<sup>10</sup> Suction dredges were then used to pump sand and mud from San Francisco Bay to fill the remaining area behind James Fair's seawall (**Figure 33**). Existing buildings adjacent to the newly filled land were demolished to make way for the Exposition. However, most of the Gas Light Company remained – though by 1905 it was absorbed by and renamed the Pacific Gas and Electric Company.<sup>11</sup>

The Panama-Pacific International Exposition (PPIE) opened in February 1915—celebrating both the completion of the Panama Canal and San Francisco's recovery from the Earthquake and Fire. Over

<sup>5</sup> Ibid.

<sup>6</sup> Robert Bardell, "The Presidio Road," *The Argonaut*, Vol. 23, No. 2 (Winter 2012) 4-11.

<sup>7</sup> Randolph Stephen Delehanty, *San Francisco parks and playground, 1839 to 1990: The history of public good in one North American city (Volumes I and II)* (Harvard University Thesis, 1992) 82-83.

<sup>8</sup> VerPlanck, "From Mud Flats to Marina: Building a San Francisco Neighborhood," 6.

<sup>9</sup> Ibid, 6-7.

<sup>10</sup> Ibid, 7.

<sup>11</sup> Landmarks Preservation Advisory Board, "Merryvale Antiques (Formerly San Francisco Gas Light Company)," San Francisco Landmark No. 58 designation (1973).

18 million visitors came to the fair over the course of the year, marveling at an astonishing array of “temples” and “palaces” constructed at the site. The subject property was located between the Machinery Palace and The Zone (Amusement Concessions) (**Figure 34**).

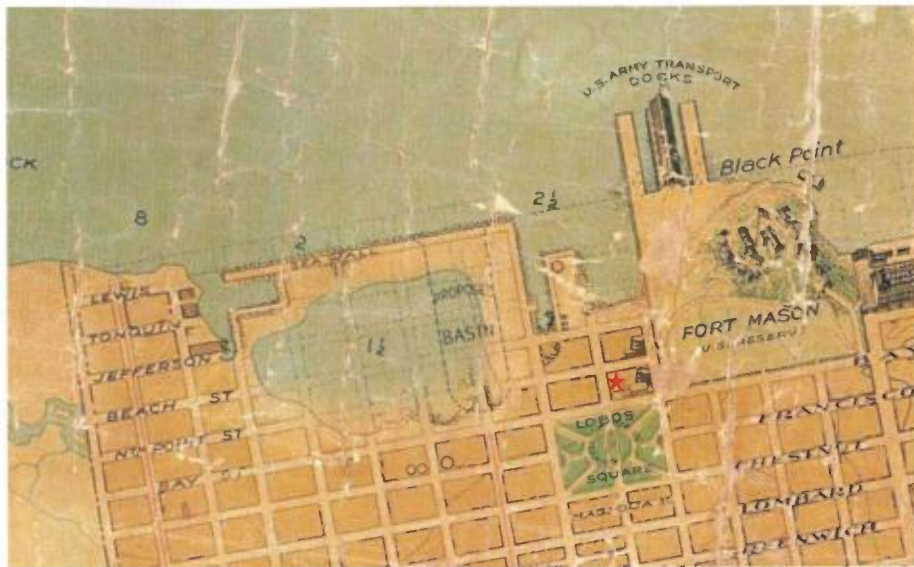


Figure 33: Detail of the 1911 “Chevalier” map showing the Marina District and sea wall. Red star indicates approximate location of the subject property. Source: David Rumsey Collection. Edited by Page & Turnbull.



Figure 34: Detail of the 1914 Southern Pacific Company's map of “San Francisco and Vicinity” showing the layout of the Panama-Pacific International Exposition. Yellow star indicates approximate location of the subject property. Source: David Rumsey Collection. Edited by Page & Turnbull.

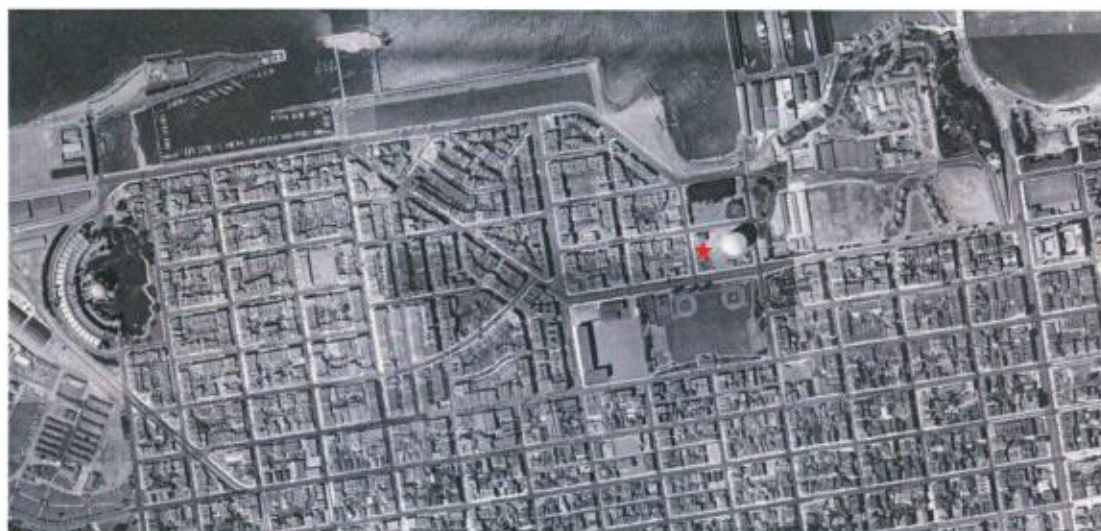
The vast majority of the PPIE buildings were designed to be temporary, and by 1916, the only remaining buildings and features were the Yacht Harbor, the North Gardens (now Marina Green), the Palace of Fine Arts, and the Column of Progress (no longer extant). The streetcar lines established by the San Francisco Municipal Railway to provide access to the fair also remained in use, making the former PPIE lands extremely attractive for residential development. In 1922, the Marina Corporation was formed to develop 55 acres bounded by Fillmore, Scott, Chestnut, and Marina Boulevard. Here, diagonal and curvilinear streets were installed to provide bay views and promote the idea of a residential park. Elsewhere, the land owned by Virginia Vanderbilt and her sister Theresa



Oelrichs was sold off and developed with the standard street grid. Residential and commercial uses were generally segregated as the result of the passage of San Francisco's first zoning law in 1917.<sup>12</sup>

In the 1920s and 1930s, the new Marina District—as the former Harbor View area came to be known—experienced a sustained residential building boom. New houses, flats, and apartments were constructed in a variety of architectural styles, with Mediterranean Revival influenced designs by far the most popular. Other common influences included Spanish Eclectic designs, Classical, Renaissance, Tudor, and French Provincial Revival designs, as well as scattered examples of Art Deco buildings.

Civic development accompanied the growth of the Marina District. This included construction of the Funston Playground (now called Moscone Recreation Center) at Lobos Square, as well as the Marina Junior High School (1937) directly to the east. Chestnut Street evolved as the primary commercial corridor, largely because it marked the route of the D Geary-Van Ness streetcar line, later replaced by buses. By the late 1930s, the Marina District was almost completely built out (**Figure 35**). Promotional literature from the 1930s touted the Marina District's schools, parks, tennis courts, and thousands of beautiful homes as the “garden spot” of San Francisco.<sup>13</sup>



**Figure 35:** Detail of 1938 aerial photograph by Harrison Ryker, showing the Marina District with the Palace of Fine Arts at left, Lobos Square/Funston Playground towards the center, Fort Mason at upper right, and varying block patterns. Red star indicates approximate location of the subject property. Source: David Rumsey Collection. Edited by Page & Turnbull.

World War II brought a rush of military activity at Fort Mason and the Presidio. Fort Mason supervised transportation activities at other installations in the Bay Area and was used as a port of embarkation for military personnel. During the mid-twentieth century, Lombard Street—with its direct access to the Golden Gate Bridge—was developed with a large number of motels catering to auto tourists. The Marina District suffered severe damage during the 1989 Loma Prieta Earthquake, as liquefaction of the land filled for the PPIE caused buildings to collapse and gas mains to burst. The damaged properties have since been renovated or rebuilt.

<sup>12</sup> Christopher VerPlanck, “Marina District Development Takes Off,” *Heritage News*, Vol. XXXV, No. 4, Fall 2007, 5.

<sup>13</sup> Sanborn Fire Insurance Company maps (1924-1949); San Francisco Public Library Vertical Files: “SF Districts: Marina;” VerPlanck, “From Mud Flats to Marina: Building a San Francisco Neighborhood,” 5-8.

## SAN FRANCISCO GAS LIGHT COMPANY & NORTH BEACH STATION

There are several historical accounts of the San Francisco Gas Light Company and its North Beach Station (also known as the Buchanan Street Station) located at Gas House Cove in the Marina. Their sources include the San Francisco Landmark No. 58 designation from 1973, the Abbreviated Historic Structure Report (HSR) prepared by Patrick McGrew, Architect, AIA from 1998, and the historical context booklet, *A Place of Light and Power*, from 2000 commissioned by the Walthers and written by Gray Brechin. The latter provides the most comprehensive and accurate narrative, and thus is excerpted below for this historic context. Figures inserted throughout, however, were added by Page & Turnbull and do not appear in the book.

All cities require assured inputs of energy and water to accommodate growing numbers of inhabitants and to raise the value of urban land, a reality that an Irish immigrant named Peter Donahue understood and saw as an opportunity in the first years of the Gold Rush. On a spring morning in 1850, Donahue walked through the sand dunes south of Market Street as the burgeoning city covered the hills around Yerba Buena Cove. Turning to a companion, he prophesied, "This is going to be a great city at no distant day. There will have to be gas works and water works here, and whoever has faith enough to embark in either of these enterprises will make money from them."

And make money he did. Donahue and his two brothers established San Francisco's first foundry, a primitive enterprise in a tent near Portsmouth Square. Their business proved so successful that they soon moved to a larger site on the waterfront just south of Market Street. Their plant became the famous Union Iron Works, the nucleus of what was to become the greatest concentration of machine shops and iron works on Pacific shores. Until sold to the Bethlehem Steel Company in 1902, UIW produced and exported advanced mining machinery throughout the West and around the world.

Obtaining a franchise from San Francisco in 1852 to produce gas from coal, the Donahues started construction of a plant at First and Howard Streets, less than a block from their foundry. The iron works enabled them to make the retorts needed to heat coal to drive off flammable gas needed to light the city. Peter Donahue ordered twenty tons of anthracite from Australia to manufacture his company's first illuminating gas.

On February 11, 1854, the Donahues hosted a banquet at the Oriental Hotel to celebrate the inauguration of gas street lighting in downtown San Francisco. Donahue's prophecy was amply realized, for his San Francisco Gas Company quickly had so many subscribers that for decades it was able to maintain its lead in the city's energy market. In 1873, it merged with two competitors to create the San Francisco Gas Light Company.

With the backing of some of the city's leading capitalists, the SFGSLC steadily expanded its operations so that by the time of Peter Donahue's death in 1885, he had become one of California's wealthiest citizens. His company continued to lay miles of underground pipes through which coal gas furnished the energy that served everincreasing numbers of residences and industries.



Unfortunately for the Donahues and everyone else interested in manufacturing or steam transportation, California is poor in coal. Lignite mined to the east of San Francisco on the flanks of Mount Diablo proved too poor in heat value to stoke the state's growing industrial base. The city's merchants and manufacturers compensated by exporting thousands of tons of California wheat around Cape Horn to the flour mills of Liverpool, England, while machinery was sent across the Pacific to Sydney. Anthracite coal returned to San Francisco from those ports to fuel the booming economy.

Essential as it was for the city's existence, few paid much attention to the unglamorous coal trade, for the gold and silver mines of Nevada's Comstock Lode provided the real excitement throughout the 1860s and 70s. The wildly oscillating fortunes of the mines beneath Virginia City created speculative frenzies around the San Francisco mining exchange, permanently fixing the intersection of California and Montgomery Streets as the financial epicenter of the western United States. Speculators invested their Comstock profits in real estate, industry, and lavishly ornamented office buildings and mansions. They also created power companies to compete with the San Francisco Gas Light Company.

Among the most successful of the Comstock speculators were two mining engineers, John Mackay and Jim Fair, who, together with the San Francisco stockbrokers William O'Brien and James Flood, controlled major mining operations at Virginia City. In 1873, Fair and Mackay's crews bored deep into the very heart of the Lode, discovering what became known as the Big Bonanza. That astonishing strike made the four men so wealthy that they were soon known as the Silver Kings. Like all mining men, they appreciated the need for cheap energy, while their sudden wealth enabled them to associate as social and business equals with other successful Irish immigrants such as the Donahues and the Tobins of the Hibernia Savings and Loan Society.

Founded by the Tobins in 1859, the Hibernia became San Francisco's largest savings bank on the strength of loans made largely to Irish clients who were building the houses, cottages, and tenements which followed the expanding network of gas and water mains and cable car lines out of the downtown. Those buildings became virtual machines for living in the 1880s as new inventions offered rising levels of comfort and cleanliness previously available only to the wealthy, if at all. Gas mantles replaced dangerous candles and kerosene lamps, and soon other uses for gas were offered to consumers. The San Francisco Gas Light Company opened a store on Post Street to display the latest in cooking stoves. The company advertised the safety and convenience of their modern appliances which freed their owners from the need to stoke the stoves with coal and to dispose of cinders. The company further promised that pipes passing in coils through the stoves would provide houses with hot running water. Advertisements debunked the rumor that gas used for cooking contaminated the food. Demand for gas increased gratifyingly.

In the 1873 merger which created the San Francisco Gas Light Company, the Donahue firm acquired, along with one of its rival's new gas plants east of Potrero Hill, an ambitious young engineer who had helped to build it. Joseph B. Crockett, Jr. rose rapidly through the company's hierarchy to become president in 1885 at the age of 35. Cable car inventor Andrew Hallidie could well have had the young engineer-president in mind when he wrote in an 1888 article praising the city's manufacturers:

"As nature in California is so robust and full of activity, it is not surprising that her citizens should share her energy, and with the vital force that such circumstances and conditions give, make her the home of industry and art." Through his presidency of the city's leading gas company, Crockett became wealthy and a noted collector and patron of the arts.

Like others in the gas industry, Crockett feared that the rapidly advancing technology of electrical generation and transmission threatened his company's dominance of the energy market. He also understood, however, that the state's rising production of petroleum offered his company the opportunity to produce a new and superior type of gas-sourced energy. He introduced into California a technique invented in Pennsylvania for the production of "water gas". The process involved forcing steam through incandescent anthracite coal to produce "blue gas" which was then mixed in a superheater with volatilized petroleum. The resultant water gas burned cleaner and hotter than simple coal gas. Crockett converted the SFGLC's Potrero plant to the manufacture of water gas while continuing to make coal gas at the older plant on Howard Street.

Farsighted as he may have been, Crockett realized that his two plants would soon be insufficient to furnish gas for the residential districts expanding westward. He saw the need to build a thoroughly modern gasworks to fill both present and future demand. Under his direction, the company purchased the city blocks lying between Bay, Laguna, Webster, and San Francisco Bay. These blocks occupied the eastern shoreline of a cove extending as far south as Francisco Street in what is today the Marina District. The plant's waterfront location would allow freighters to offload coal and crude oil directly onto the site. It would then manufacture and supply water gas to the rapidly growing districts of Pacific Heights and Cow Hollow. In 1889, the *San Francisco Examiner* noted that land values in the area had doubled in the previous two years...

In May, 1891, Crockett directed the beginning of construction of two brick buildings west of Buchanan Street between North Point and Bay for the production of water gas. On January 1, 1892, the *San Francisco Chronicle* praised the completed structures as "strongly built and worthy of a great and growing city". The buildings marked the beginning of what would be called the gas company's North Beach Station [Figure 36].

Across the street from the production facilities, Crockett indulged his aesthetic ambitions by constructing an elegant two-story administrative structure with a corner turret and gracefully arched windows trimmed with terra cotta [Landmark No. 58]. A large Romanesque arch bearing the name of the company in raised lettering announced the recessed front door. The door opened onto a comfortable first floor office which occupied the front of the building, while a spacious and well appointed apartment was provided for the plant manager on the second floor.

If the front exterior looked medieval, the rear two-thirds had a calmly classical demeanor with tall arched windows separated by brick pilasters. The windows provided plentiful light for an impressive two-story room occupying the rear two-thirds of the building. It housed an array of meters that recorded the flow of gas from the compressors through pipes linked to the company's thousands of customers. Crockett's chief assistant later recalled that the North Beach Plant "was



his pride and was recognized for many years as the finest gas works in the world". That pride is evident today in the fact that Crockett chose to roof the great meter room with a superb redwood coffered ceiling instead of the usual open trusses. In addition, he planned for a garden and lawn to separate this handsome brick edifice from two gas tanks on the same block, one of which contained two million cubic feet of gas and was reputed to be the largest west of Chicago [Figure 37]. An inspector for the Sanborn Fire Insurance Company described the North Beach Station as "exceptionally clean and tidy- buildings very substantial". The *Chronicle* reported that the machinery was kept so clean that it could be touched with kid gloves.

Architectural historians have admired the sophisticated proportions and detailing of the San Francisco Gas Light Company's administration building and have speculated as to its architect. That honor most likely belongs to Clinton Day, one of San Francisco's leading practitioners of the late Victorian Queen Anne style. Because Day had designed Crockett's Pacific Heights mansion and the SFGLC's downtown office building, that attribution seems justified, though Crockett always claimed credit for the exceptionally well-designed industrial structure. An 1893 Sanborn Insurance Company map shows that Crockett's company filled in a half block space extending two blocks north of its production facilities to create a broad jetty between Webster and Buchanan Streets [Figure 36]. The jetty had docking facilities for the delivery of fuel and accommodated a coal yard and oil tanks. A photograph published in the San Francisco News Letter in January of 1902 shows two scows laden with coal anchored in "Gas House Cove" east of the jetty. The brick buildings that housed the water gas machinery, along with an immense holding tank and the turreted administration building, stand near the sandy shore of the cove against the backdrop of the Pacific Heights ridge in the distance...

When Crockett completed the North Beach Station, he decommissioned the old coal gas plant on Howard Street. Despite his showcase gasworks, however, Crockett remained worried about the threat to the gas industry represented by electricity. In the summer of 1893, the year in which the administration building was completed, Crockett hosted the newly organized Pacific Coast Gas Association in San Francisco, which duly elected him its first president. The Association's chief objective was to develop a strategy to meet the incursions of electricity. The best policy, concluded the Association, was to merge gas and electrical companies and to promote niche marketing; gas would be advertised as ideal for cooking and heating and electricity for light and power.

The old gas company thus merged, on December 11, 1896, with its chief rival to create the San Francisco Gas and Electric Company (SFG&EC) [Figure 37]. The new firm boasted a capitalization of \$20 million and a board comprised of many of the city's leading capitalists, including Levi Strauss and Peter J. Donahue, nephew of the firm's chief founder. Crockett continued as president of the combined firms, but not for long.

In 1899, Crockett made the mistake of offending sugar king Claus Spreckels when he refused to discuss at the Pacific Union Club Spreckels's complaint that smoke from one of Crockett's plants was smudging a skyscraper he had recently built at Third and Market streets. The Spreckels Building was a landmark from the moment it was completed, and Claus felt for it the same pride that Crockett took in his

North Beach Station. Not one to be crossed, the Sugar King took his revenge by organizing a rival power company to give battle. The resultant rate war proved so disastrous that the SFG&EC stock plummeted, permitting Claus's estranged son Rudolph to buy large amounts of its securities at depressed prices and to gain a seat on its board. Charging mismanagement, Rudolph Spreckels forced Crockett's resignation from the presidency and his replacement by W. B. Bourn. Bourn succeeded in consolidating all the city's power companies on September 1, 1903; Crockett died less than four months later. Rudolph Spreckels sold his stock at a very large profit.

The San Francisco Gas and Electric Company lasted for less than two years after it absorbed the Spreckels Company, for in 1905 Bourn realized his dream of a larger consolidation by joining it with a regional company supplying hydroelectric power from the Sierra Nevada. That marriage created the Pacific Gas and Electric Company. From then on J. B. Crockett's pride, the North Beach Station, became a minor facility in the continually expanding and modernizing PG&E power grid. The earthquake of 1906 finished the plant's role as a production facility by extensively damaging the buildings west of Buchanan Street [Figure 38]. Because it was built on more solid ground, the administration building escaped serious damage.

Even more miraculously, it survived the Panama-Pacific International Exposition of 1915 [Figure 39]. The directors of the fair razed the old production facilities and filled what remained of the cove west of Buchanan Street [Figure 40]. PG&E replaced the gas meters in the rear of the administration building with electrical transformers to feed energy to the exposition. Incongruous as it appeared, the brick Victorian building remained standing between the imperial Roman splendor of the central fair and the Coney Island-like diversions of the Joy Zone to the east and south.

After the PPIE's closing, the former tidelands were cleared of exposition buildings. The old administration building stood on the edge of a vast vacant lot extending to the Presidio, which, in the 1920s, was covered with the stucco houses and apartment buildings of the present Marina District... PG&E used it [Landmark No. 58] for record storage, supplying the large tank to its rear with gas pumped from its Potrero plant.<sup>14</sup>

Throughout the rest of the twentieth century, residential and commercial development continued to fill in the blocks once occupied by the North Beach Station. The small gasholder tank south of the administration building was replaced by a gas station by 1938 [Figure 41 and Figure 42]. The auxiliary steam plant at North Beach Station, constructed ca. 1910 and also known as the North Beach Powerhouse, was demolished by 1959 to make way for the Safeway Grocery store built that year. The large gasholder tank southeast of the administration building was replaced by a ca. 1969 apartment complex. The administration building, Landmark No. 58, is the only surviving building of the North Beach Station and reportedly the "oldest intact survivor of the origins of the private utility company known as PG&E."<sup>15</sup>

<sup>14</sup> Gray Brechin, *A Place of Light and Power: The Restored S.F. Gas Light Co. Building, San Francisco Landmark No. 58* (San Francisco: Tapestries Publishing, 2000) 7-20.

<sup>15</sup> Patrick McGrew, "The San Francisco Gas Light Company: Abbreviated Historic Structure Report," December 22, 1998.

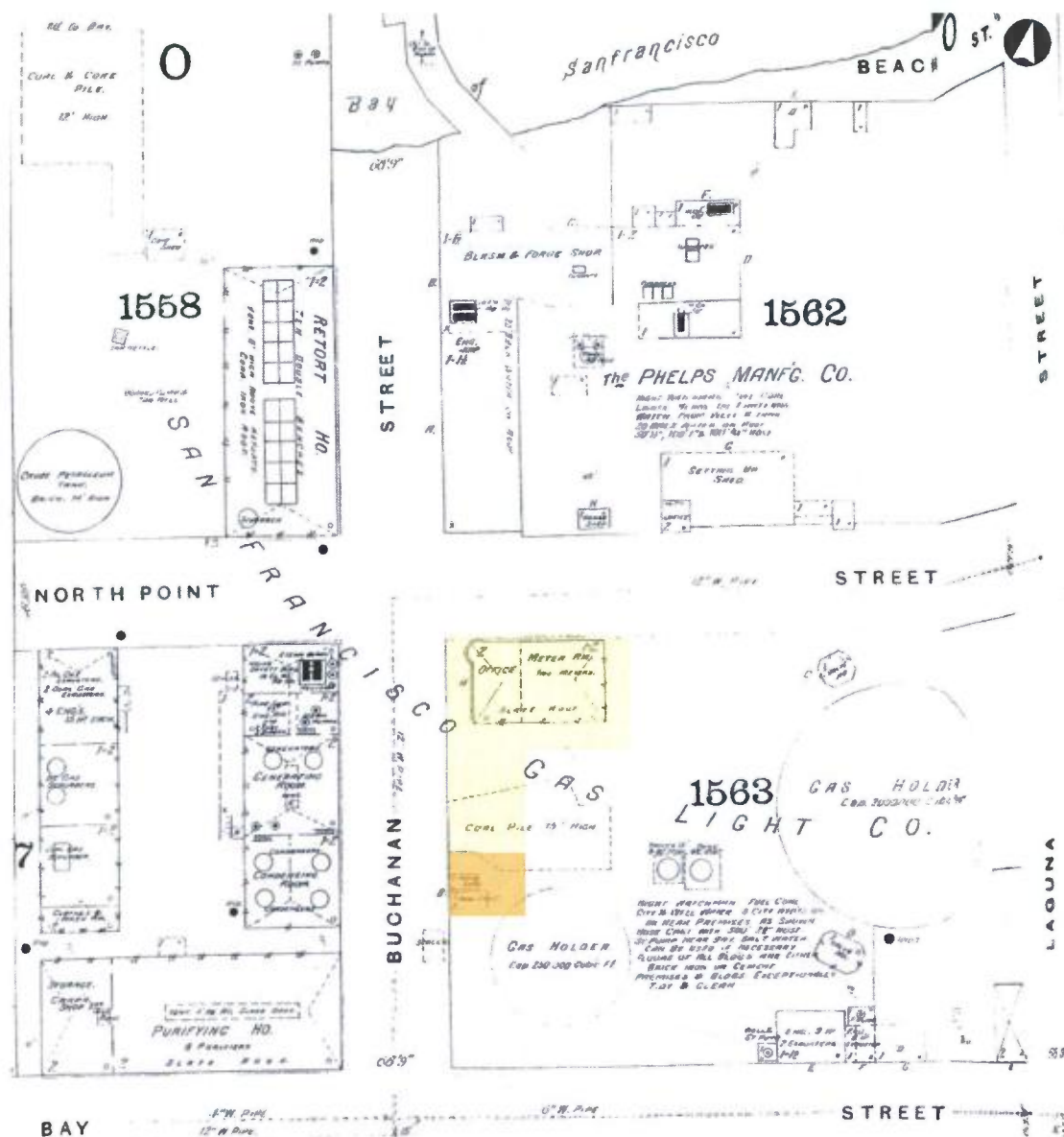


Figure 36: 1893 insurance map by the Sanborn-Perris Map Co. Yellow shading roughly delineates subject parcel and orange shading delineates future location of 3620 Buchanan Street.  
Source: San Francisco Public Library. Edited by Page & Turnbull.



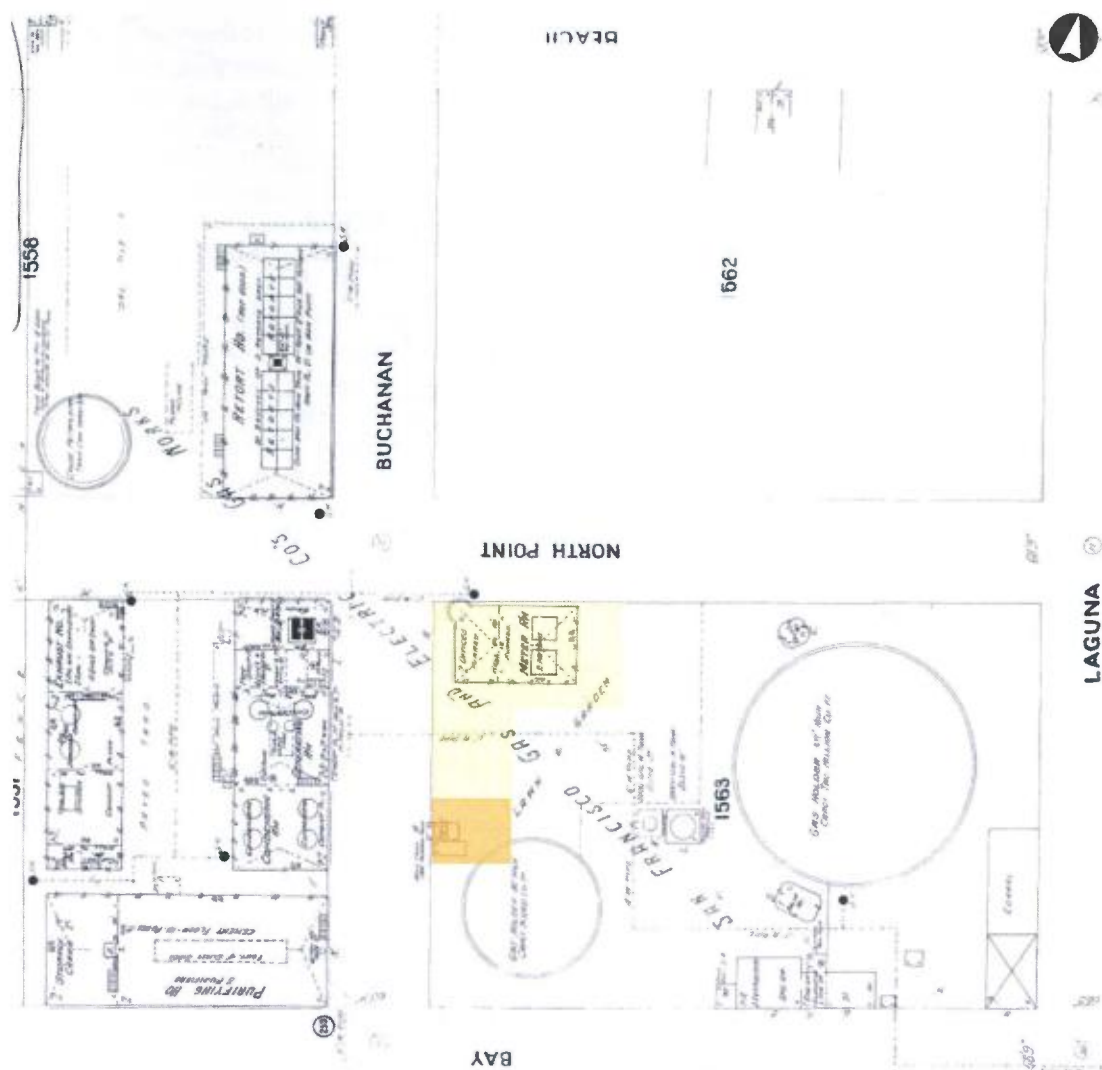


Figure 37: 1899 insurance map by the Sanborn-Perris Map Co. Yellow shading roughly delineates subject parcel and orange shading delineates future location of 3620 Buchanan Street.  
Source: San Francisco Public Library. Edited by Page & Turnbull.



Figure 38: 1906 photograph of Lobos Square Refugee Camp, showing the damaged North Beach Station in the background.

Source: San Francisco Public Library Historical Photograph Collection (AAC-3104).



Figure 39: 1914 photograph of the North Beach Powerhouse (left) and the Machinery Palace of the PPIE (right). Source: SFMTA Photography Department & Archive (U04635).

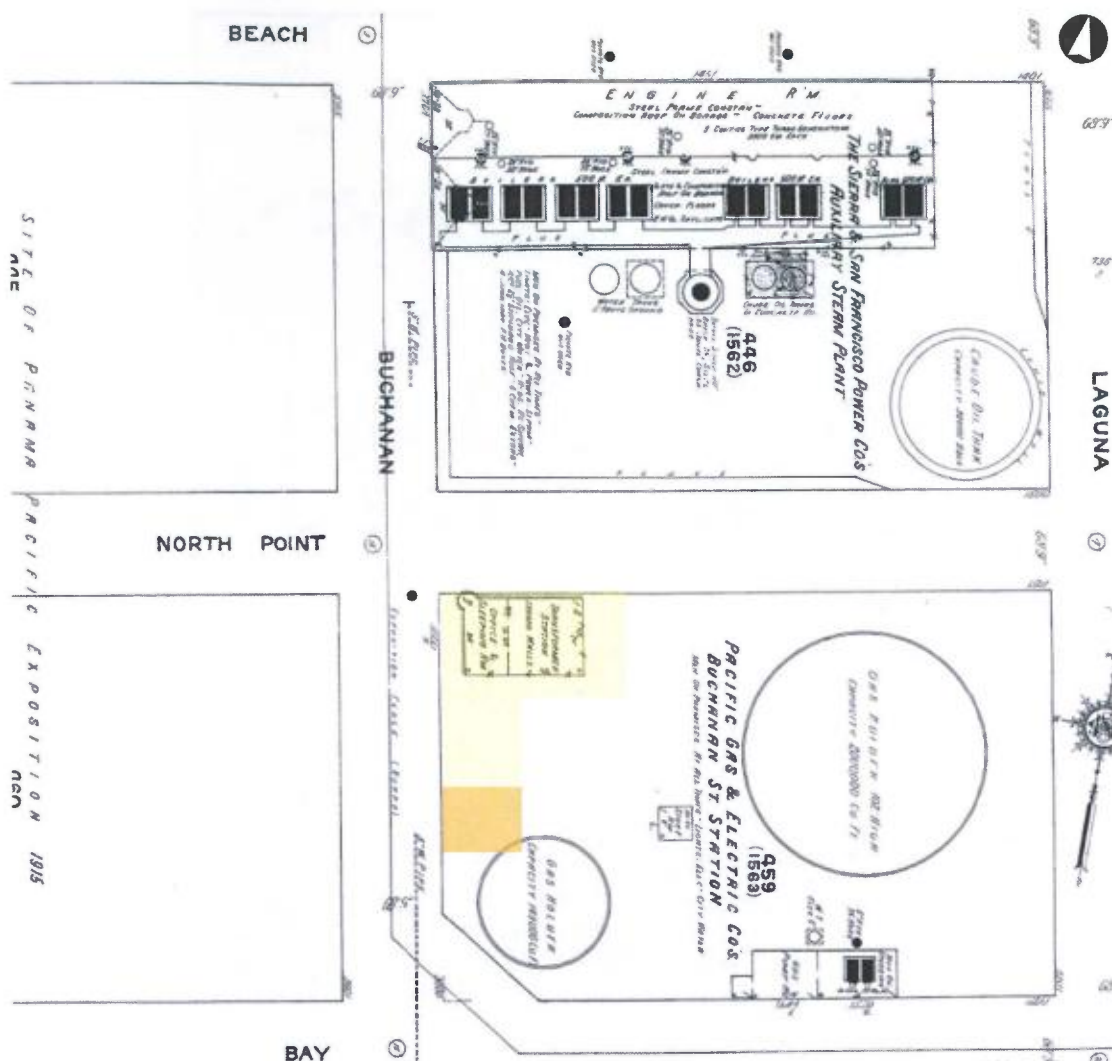


Figure 40: 1913 insurance map by the Sanborn Map Co. Yellow shading roughly delineates subject parcel and orange shading delineates future location of 3620 Buchanan Street.  
Source: San Francisco Public Library. Edited by Page & Turnbull.





**Figure 41: 1938 aerial photograph by Harrison Ryker. Yellow shading roughly delineates subject parcel and orange shading delineates future location of 3620 Buchanan Street.**

**Source: David Rumsey Map Collection. Edited by Page & Turnbull.**

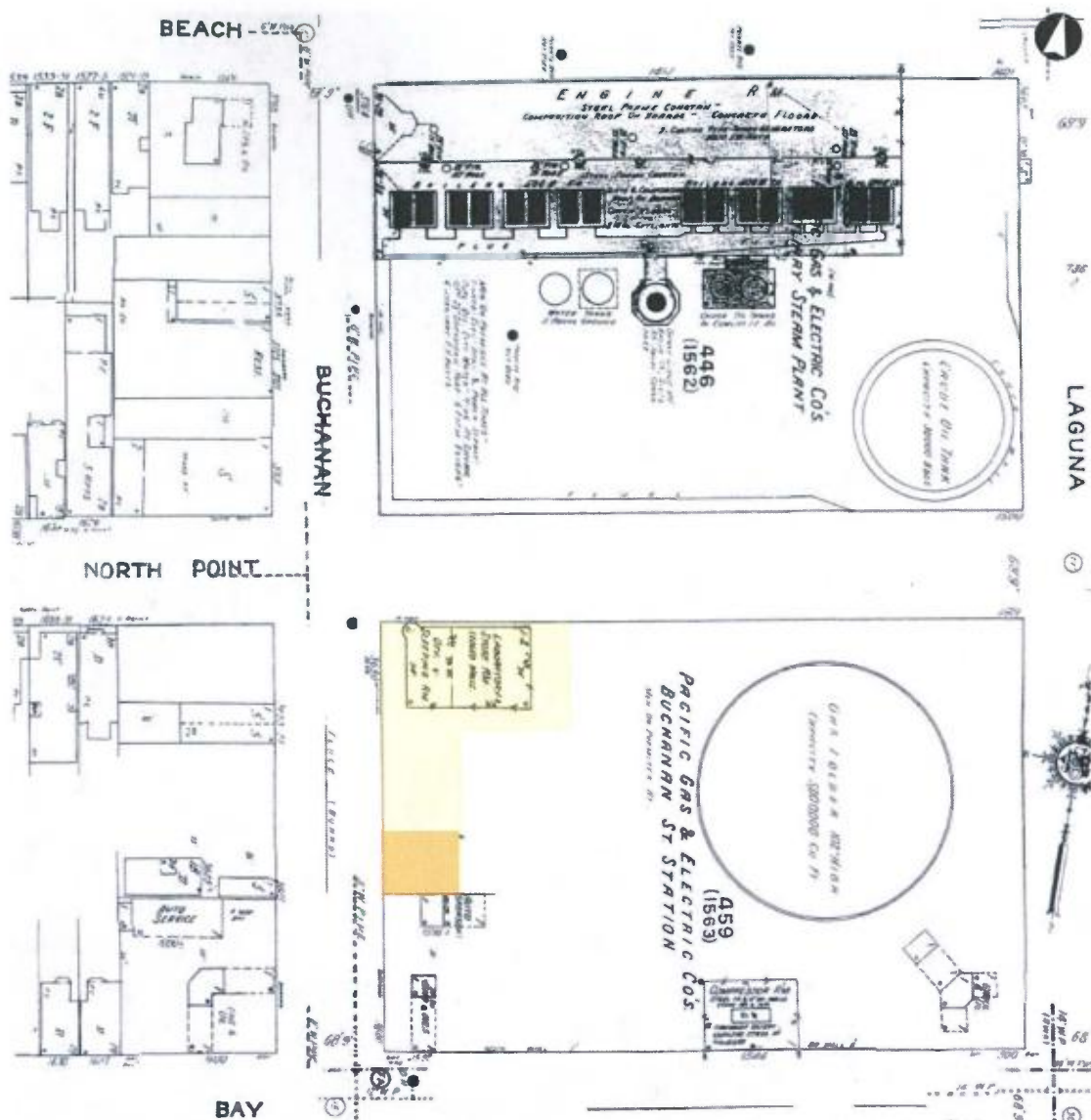


Figure 42: 1950 insurance map by the Sanborn Map Co. Yellow shading roughly delineates subject parcel and orange shading delineates future location of 3620 Buchanan Street.  
Source: San Francisco Public Library. Edited by Page & Turnbull.

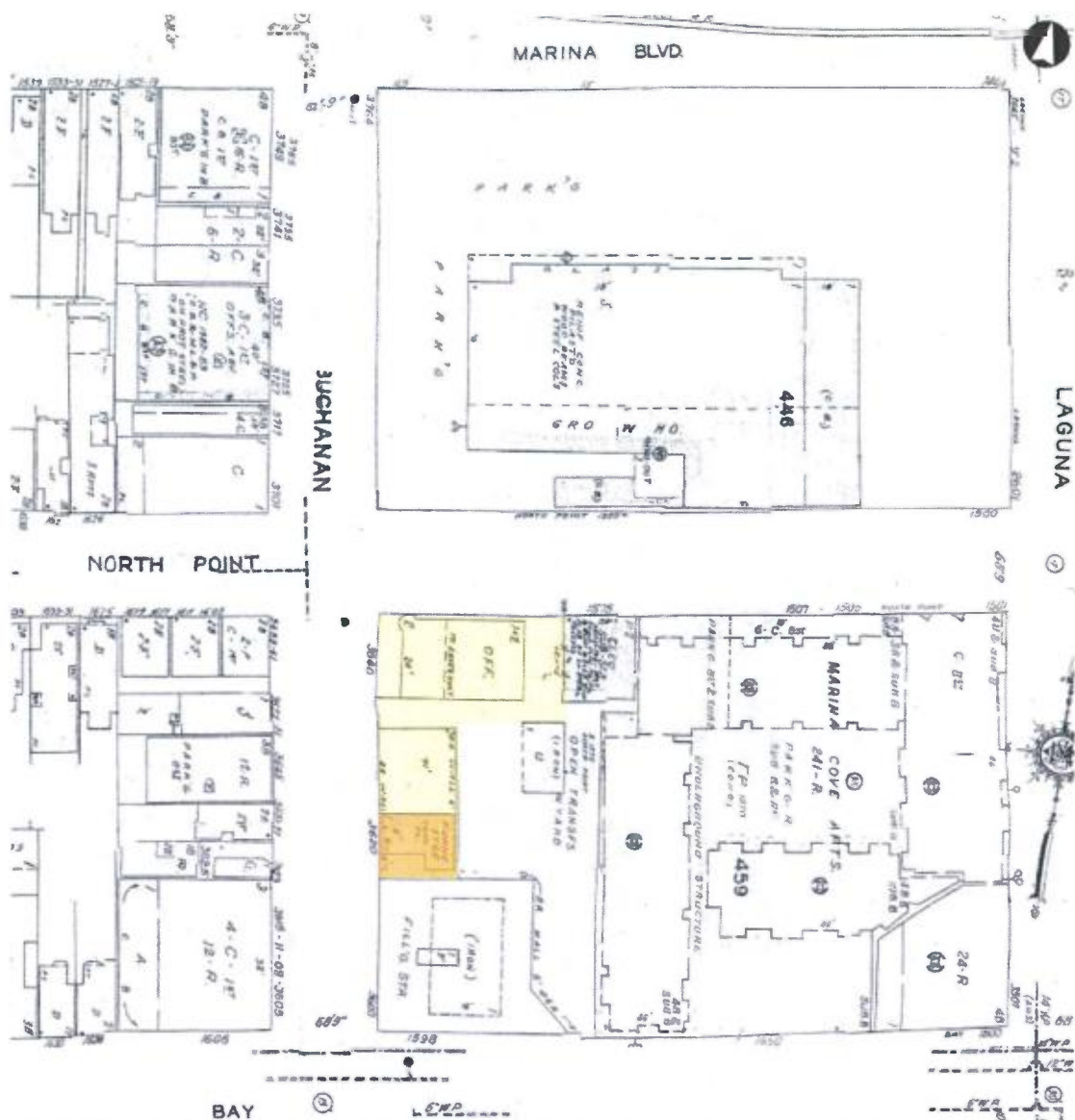


Figure 43: 1990 insurance map by the Sanborn Map Co. Yellow shading roughly delineates subject parcel and orange shading delineates 3620 Buchanan Street.

Source: San Francisco Public Library. Edited by Page & Turnbull.



## V. PROJECT SITE HISTORY

### SITE DEVELOPMENT

#### Industrial Use (1893-1958)

As shown on the 1869 U.S. Coast Survey map, the vicinity of the future building at 3620 Buchanan Street consisted of marshes and sand dunes on the U.S. Reserve (Fort Mason), with Black Point a short distance northeast. Rare for property in the Marina, the subject parcel was not one of the many filled in by suction dredges, and thus to its benefit later on did not significantly suffer from the 1906 Earthquake and Fire. By 1893, the subject parcel became the site of San Francisco Gas Light Company's North Beach Station as discussed in the previous historic context. Located on the parcel was the complex's brick administration building, Landmark No. 58, originally used as an office with a large room for two meters and an apartment for the plant manager on the second floor. Landmark No. 58 remained as such until 1906, whereupon PG&E used it as record storage for the remainder of their ownership (Figure 44).



Figure 44: 1951 photograph of Landmark No. 58, then known as the PG&E administration building.  
Source: *A Place of Light and Power* (page 18); PG&E.

In regards to the future garden house (also called garden cottage; garden shop; Greenhouse) at 3620 Buchanan Street, the 1893 and 1899 Sanborn maps show a one-story hose cart shed and a one-story horse shed at the site of the subject building. These sheds were removed by 1913 and the area remained vacant for 45 years. In regards to the future garden, it appears as though landscaping was an early component to the property, prior to Merryvale Antiques. The 1899 Sanborn map labels the grounds surrounding Landmark No. 58 as "Lawn & Garden." The Abbreviated HSR, however, disputes the landmark designation's claim: "The handsomely-landscaped and spacious areas between the buildings in the original complex were ideal for refugees following the 1906 Earthquake and Fire as photographs of the period show."<sup>16</sup> The Abbreviated HSR states, "A search of the local photographic archives has failed to turn up any evidence of this report. In fact, the opposite appears be true based upon photos that show considerable devastation surrounding the building."<sup>17</sup>

<sup>16</sup> Landmarks Preservation Advisory Board, "Merryvale Antiques (Formerly San Francisco Gas Light Company)."

<sup>17</sup> McGrew, "The San Francisco Gas Light Company: Abbreviated Historic Structure Report," 4.

### Commercial Use (1958-present)

*A Place of Light and Power* continues beyond the history of the San Francisco Gas Light Company and North Beach Station with additional narrative of the site's development, and is thus excerpted throughout this section.

Changing taste posed perhaps the greatest threat to the building's [Landmark No. 58] survival in the first half of the twentieth century. During that time, Victorian-era structures such as the administration building fell so far out of fashion that many regarded their demolition as acts of civic beautification. Herb Caen described the building as "that gorgeously hideous old reel brick gas house on Buchanan Street" when he informed his readers on June 2, 1958 that Dent and Margaret Macdonough had purchased it from PG&E for \$100,000. The couple intended to convert it into a high-end antique store and "brickabrakery", Caen said.

The Macdonoughs figured large in the Bay Area's *ancien regime*, for Dent Macdonough was the great nephew of Silver King William O'Brien, one of James Fair's partners in the Big Bonanza. As one of the city's leading coal merchants, his grandfather Joseph may well have supplied the North Beach Station with the anthracite it used to make gas.

The sensitive restoration and adaptation of the building, as well as the design of the garden house, is often attributed to the prestigious architectural firm of Wurster, Bernardi, and Emmons and the garden itself to Thomas Church. WB&E had done other work for the Macdonoughs and designed the showcase Marina Safeway at about the same time, but office records show that the collaboration was stillborn when a freshly poured concrete floor cracked and pulled away from the walls. Angered by what they considered shoddy workmanship, the Macdonoughs terminated the work and hired architect Clifford Conly to complete the project, including the design of a wooden garden house [subject building at 3620 Buchanan Street] for which they had earlier received an estimate from WB & E. Jean Wolff executed the garden.

The Macdonoughs called their new business Merryvale, a name by which the building is still known to many San Franciscans. It became famous for the many charitable and social events hosted by the Macdonoughs until Dent's death in 1974. In that year, the city officially designated the structure Landmark Number 58.<sup>18</sup>

Not mentioned in *A Place of Light and Power*, are the iron gates and fence surrounding Landmark No. 58 that had been salvaged from the San Francisco Public Library and installed as a part of the 1958 renovation (**Figure 45**).<sup>19</sup> The six-foot tall brick walls around the garden were also installed in 1958, and are visible in the 1990 Sanborn map. Also during the 1958 renovation, Landmark No. 58's structure was stabilized by GFDS Engineers.<sup>20</sup>

<sup>18</sup> Brechin, *A Place of Light and Power*, 20-21.

<sup>19</sup> McGrew, "The San Francisco Gas Light Company: Abbreviated Historic Structure Report," 5.

<sup>20</sup> *Ibid.*, 2.



Figure 45: 1969 photograph of Landmark No. 58, then known as Merryvale Antiques. Source: San Francisco Public Library Historical Photograph Collection (AAC-4810).

Clifford Conly designed the garden house in 1958 for Merryvale Antiques to display and sell garden decorations and plants as the main building. Landmark No. 58, was already filled with art and antiques.<sup>21</sup> The 1973 landmark designation explains, “the owners added an equally impressive garden shop to the south which is directly accessible from the main building.”<sup>22</sup> The garden executed by Jean Wolff in 1958 improved the bland landscape seen in the 1938 aerial photograph. In an interview, Wolff explains the assistance Conly, not Thomas Church, gave with the garden design:

But the nice break that I had was that the architect Clifford Conally [Conly] was asked at that time to build the garden house. As I'd been doing some work for Clifford previously, he was very helpful in laying out the garden and giving me ideas and stiffening my spine, at a time when I felt very insecure. He built the charming little garden house, where I was, and he planned all the beds, and all the irregularities in the garden which made lovely little display areas. It was most conducive to the arranging of plants and accessories.<sup>23</sup>

Wolff proceeded to work at Merryvale Antiques for the next 13 years where she managed the garden and nursery. The Macdonoughs gave Wolff full rein and by the end of her time there, she had a fulltime gardener, a fulltime delivery boy for the shop and the nursery, and four women who helped her. Wolff taught herself the topiary style, and thus the garden offered a “great feature of topiary.”<sup>24</sup>

<sup>21</sup> “The Greenhouse,” Tusker Corporation, accessed May 6, 2016, <http://www.tuskercorp.com/thegreenhouse>.

<sup>22</sup> Landmarks Preservation Advisory Board, “Merryvale Antiques (Formerly San Francisco Gas Light Company).”

<sup>23</sup> Jean Wolff interview conducted by Suzanne B. Riess, “Merryvale,” *Thomas D. Church, Landscape Architect, Volume I*, Regional Oral History Office, The Bancroft Library (Berkeley: University of California, 1975-1978) 260.

<sup>24</sup> Jean Wolff interview, “Merryvale,” *Thomas D. Church, Landscape Architect, Volume I*, 259-260.



By the early 1960s, Merryvale Antiques had become an institution in the Bay Area, known for its location in Landmark No. 58, its “elegant display” of antiques, and its role in high society events, including house tours, fundraisers, interior decorating exhibitions, garden parties, receptions, and an assortment of social functions.<sup>25</sup> The garden was also used as the host setting for a reception honoring the French Ambassador to the U.S., who visited San Francisco in 1966.<sup>26</sup>

Merryvale Antiques continued to operate at the property until 1980, when it was sold to the Pacific Union Land Company. *A Place of Light and Power* resumes:

Margaret Macdonough sold [though not directly because she died in December 1979] the building to the three founders of the Pacific Union Realty Company in 1983 [1980] for over two million dollars. As an aggressive new entry into the San Francisco real estate community, Pacific Union sought a strong identity in the city and found it in the picturesque old building. Bill Harlan, Peter Stocker, and John Montgomery took a great liking to Merryvale, converting the large room in the rear from an open display area to office space for real estate brokers, while reserving the front of the building for offices for the company's senior executives. They made the building an integral part of all their marketing efforts, using its distinctive profile as their corporate logo and decorating it with ribbons and lights during the Christmas season.<sup>27</sup>

The garden house was renovated for offices in the 1980s under the ownership of Pacific Union.<sup>28</sup> Possibly because of these alterations, the 1998 Abbreviated HSR disagrees with the 1973 landmark designation's positive judgement of the garden house and found, “this small structure has undergone several alterations, and does not recall earlier historic structures.”<sup>29</sup>

*A Place of Light and Power* resumes:

It [Landmark No. 58] remained an essential part of the Pacific Union corporate image and life into the early 1990s when a series of events changed the company's commitment to the structure. Peter Stocker was tragically killed in a helicopter crash, and Bill Harlan found himself spending more time at his Napa Valley winery and the company-owned Meadowood Resort. In addition, as the South of Market neighborhood became hot property in the 1990s, the Marina District seemed out of the way for an aggressive real estate company. As the gas company had once moved west to serve a growing district, Pacific Union decided to move east a century later for much the same reason. The two partners and Peter Stocker's widow reluctantly put their signature building on the market in the late 1990s.

From his office across Buchanan Street, Roger Walther, a real estate developer himself, had long admired the Gas Light building. A long-time friend of the Pacific Union principals, Walther was one of the first to learn when the building came on the market. After a brief period of negotiation, he purchased it in March, 1998. When John Montgomery handed the building over to his friend, he said, “Our stewardship has lasted fifteen years and we pass this treasured historic symbol of old San Francisco on to you for your stewardship.”

<sup>25</sup> “Behind the Shop Counter,” *San Francisco Chronicle* (July 31, 1960) 4S.

<sup>26</sup> “The Chatter Box: Diplomatic Visit from the French,” *San Francisco Chronicle* (August 29, 1966).

<sup>27</sup> Brechin, *A Place of Light and Power*, 21-24.

<sup>28</sup> “The Greenhouse,” Tusker Corporation, accessed May 6, 2016, <http://www.tuskercorp.com/thegreenhouse>.

<sup>29</sup> McGrew, “The San Francisco Gas Light Company: Abbreviated Historic Structure Report,” 5.

Mr. Walther took his responsibility seriously, committing his Tusker Corporation to bringing the building up to seismic and disability codes, while fully restoring it to the prominence and quality with which it was built. The seismic bracing of the building's interior required the addition of a second floor in the rear room which once housed the meters. In addition, the building's roof was carefully strapped to the brick walls with steel, and each floor was further secured by driving eighteen-inch bolts directly into the walls and securing them with epoxy. Every window was removed and the original glass saved while wood frames were strengthened with epoxy resins. The garden [patio garden] was renovated to complement the building's architecture by using brick paving and mature planting. A full-service kitchen and catering facilities will permit the kind of community events for which the Macdonoughs once made Merryvale famous.

Unlike J.B. Crockett, Roger Walther is quite happy to give credit to all those who assisted him in this exemplary restoration. Architects Sady Hayashida and Patrick McGrew collaborated on the project. Author of a book on San Francisco's landmarks and former president of the Landmark Advisory Board, McGrew worked closely with Mr. Walther on the historic details of the building. Walther chose as his general contractor Stephen Plath, a board member of the Foundation for San Francisco's Architectural Heritage who specializes in historic restoration and adaptive reuse. Magrane Associates had the responsibility for landscape design and used Frank & Grossman to do the brickwork, planting, and full execution of their garden plans.

By the time the landmark restoration was completed in October, 2000, the office building of the San Francisco Gas Light Company had stood on the same site for 107 years. Once the headquarters for what J. B. Crockett boasted was the world's most modern gas plant, the brick structure is now fully equipped with twenty-first century electronic technology, while at the same time preserving the craftsmanship of the nineteenth century. It is Roger Walther's hope that as it once served San Franciscans of the past, helping to grow the city around it, the building will serve those of the present and be a place of gathering, discussion, and community service.<sup>30</sup>

As mentioned in *A Place of Light and Power*, in 2000, Landmark No. 58 underwent extensive rehabilitation and renovation, as did the garden, though the garden house does not appear to have been as significantly modified during this time. Written before the work, the 1998 Abbreviated HSR describes the landscaping as "elaborate formal gardens," which may have changed further from Wolff's garden.<sup>31</sup> However, Peter Scott of Tusker Corporation recalled that when they purchased the site in 1998, the "previous garden had very little hard-scape or infrastructure" including "a few scraggly little trees and some bushes. It was more like a vacant lot."<sup>32</sup> The thorough renovation of the garden spaces throughout the property in 2000 involved expanding the brick walls to connect the garden to Landmark No. 58 and installing the brick paving, new plantings, and new circulation patterns (**Figure 46**). This surely changed what remained of Wolff's garden.

<sup>30</sup> Brechin, *A Place of Light and Power*, 21-25.

<sup>31</sup> McGrew, "The San Francisco Gas Light Company: Abbreviated Historic Structure Report," 5.

<sup>32</sup> Peter Scott, email to Maggie Smith, May 17, 2016.





Figure 46: ca. 2000 photograph of patio garden after the 2000 renovation.  
Source: *A Place of Light and Power* (page 26); Anne Lawrence.

Currently, Tusker Corporation occupies the west portion of Landmark No. 58. PG&E has returned to the building, leasing the east portion along with Paragon Real Estate Group. Their entrance is at 1593 (1595) North Point Street.<sup>33</sup> 3620 Buchanan Street is occupied by a small interior and furniture design firm. The patio garden is a shared space, used for charitable and social events.<sup>34</sup>

### 3620 BUCHANAN STREET ARCHITECT / LANDSCAPE ARCHITECT

#### Clifford Conly, Jr., Architect

Clifford Conly, Jr. was born in 1913 “of a well-to-do San Francisco family.”<sup>35</sup> He went to the University of California, Berkeley, and apprenticed in the office of Farr and Ward. Conly designed the interior of the Town and Country Club, which led to a successful career in residential and landscape design. His residential projects include 1059 Vallejo Street for Barbara McAndrews (1954) and 1715 Taylor Street for Phyllis and Bruce Dohrman (1957).<sup>36</sup> Conly converted a reportedly nondescript building from the Victorian period into an “unusual modern dwelling” for Mrs. Vernon Smith—Wild on Telegraph Hill.<sup>37</sup> He also restored and furnished the interior of the Lyford House, “the oldest Victorian in Marin County.”<sup>38</sup> Conly appears to be best known for his association with

<sup>33</sup> “The Gas Light Building,” Tusker Corporation, accessed May 6, 2016, <http://www.tuskercorp.com/thegaslightbuilding>.

<sup>34</sup> Brechin, *A Place of Light and Power*, 26.

<sup>35</sup> McGrew, “The San Francisco Gas Light Company: Abbreviated Historic Structure Report,” 6.

<sup>36</sup> Ibid.

<sup>37</sup> Elise Mannel, “How Tour Will Cover Nearly 100 Years of San Francisco Architecture,” *San Francisco Chronicle*, April 3, 1949, page 3L.

<sup>38</sup> Margot Patterson Doss, “The Richardson Bay Sanctuary,” *S.F. Sunday Examiner & Chronicle, Sunday Punch*, April 2, 1978, page 6.



Cypress Grove, having bought the dilapidated property in 1952 and restored the cottages, as well as added a greenhouse and gardens. In 1970, he promised the property to Audubon Canyon Ranch, which made Cypress Grove a wildlife preserve and research center.<sup>39</sup> In 2002, Conly passed away at his home in Sonoma.<sup>40</sup>

#### Jean Wolff

Jean Wolff (Mrs. George Wolff) was born in 1898 as Jean Ward. She was married to George Wolff, Sr. and had two sons by 1930. She was a "much-admired gardening teacher, whose own Telegraph Hill garden was designed by Thomas Church in 1951, whom she credits with 'reawakening her interest in urban gardens.'"<sup>41</sup> She and Church were friends early in his career and she occasionally helped him with his work, though she was never professionally trained as a landscape architect. Wolff was in charge of the nursery and garden house shop at Merryvale Antiques for 13 years.<sup>42</sup> In Wolff's later years, she worked as a garden consultant and traveled.<sup>43</sup>

#### CONSTRUCTION CHRONOLOGY

The following provides a timeline of construction activity at the subject building at 3620 Buchanan Street as well as the landscaping. This timeline is based on building permit applications on file with the San Francisco Department of Building Inspection (see Appendix). Permits with a status of "Expired" were not included.

Date Filed	Permit App. #	Owner	Architect/ Builder	Scope of Alterations
10/23/1958	194622	Dent W. Macdonough	Clifford Conly, Jr.	(Addressed as 3640 Buchanan Street) Footing to extend 12" above natural ground. Siding not to extend below top of footing. Vertical siding to be over 1" solid sheathing or horizontal blocking at 16" ctr

There are additional modifications to 3620 Buchanan Street not mentioned in the building permit applications. As mentioned in Site Development, interior office renovations were completed to the subject building in the 1980s, and not included in the permit history. Alterations likely included the bathroom addition to the middle bay of the primary (south) façade.

Permit applications did not appear to mention the conversion of the site from industrial to commercial during the 1958 renovations. As mentioned in Site Development, the patio garden was completed in 1958 and renovated again in 2000, though permits are not listed for this work and there were likely modifications in between that period. The 2000 garden makeover involved extending the brick wall and installing the brick paving, new plantings, and new circulation patterns.

<sup>39</sup> Jim Doyle, "FOR THE BIRDS - Researcher John Kelly keeps an eye on herons, egrets on Tomales Bay preserve," *The San Francisco Chronicle* (January 17, 2003) 1.

<sup>40</sup> "Conly, Clifford, Jr.," *San Francisco Chronicle* (February 2, 2002) accessed April 30, 2016, <http://www.sfgate.com/news/article/ONLY-Clifford-Jr-2878960.php>.

<sup>41</sup> McGrew, "The San Francisco Gas Light Company: Abbreviated Historic Structure Report."

<sup>42</sup> Jean Wolff interview, *Thomas D. Church, Landscape Architect, Volume I*, page 251.

<sup>43</sup> Virginia Westover, "Social Scene," *San Francisco Chronicle* (March 15, 1972) 21.

## OWNERSHIP AND OCCUPANT HISTORY

The following table provides a summary of the ownership history of 3620 Buchanan Street, compiled from historic contexts, sales records held at the San Francisco Assessor-Recorder's Office, and building permits.

Dates	Owner(s) / Occupant(s)
1884-1905 <sup>44</sup>	San Francisco Gas Light Company; San Francisco Gas and Electric Company
1905-1958 <sup>45</sup>	Pacific Gas & Electric Company (PG&E)
1958-1980 <sup>46</sup>	Margaret & Dent Macdonough (Merryvale Antiques)
1980-1998 <sup>47</sup>	Pacific Union Land Company
1998-Present <sup>48</sup>	Roger Walther / Tusker Corporation (PG&E and Paragon Real Estate Group also currently occupy Landmark No. 58)

### Select Owner and Occupant Biographies

The following biographies have been researched for longer-term owners and occupants.

#### *Mr. & Mrs. Dent W. Macdonough<sup>49</sup> | Owner: 1958-1980*

Dent W. Macdonough was born on February 23, 1896 in New York. His father, Joseph Macdonough came to California during the Gold Rush and established an extensive fortune and presence in the Bay Area. The family transferred their business operations to New York, but continued to own property on both coasts and often spent different times of the year on alternating sides of the country. Dent married his first wife, Sarah Worthy and moved to the Macdonough family ranch, Ormondale, near Woodside, California where they had two daughters.<sup>50</sup> The marriage ultimately ended in divorce and Dent remarried in 1941 to Margaret Allen Bailie, who was born in San Bernardino in June 1902.

Utilizing one of the houses on the Ormondale Ranch, Margaret began operating an antique store and craft shop, which she named "Merryvale" and was able to stock with quality items the couple was able to access through the family's East Coast connections.<sup>51</sup> In 1958, the Macdonoughs bought the former Gas Light Company property on Buchanan Street with the intention of restoring and reusing the property as a new and more accessible location for Merryvale. The Macdonoughs opened the Merryvale Antique store in the 1893 brick building that same year. During that time, they hired Jean Wolff to remodel the gardens on the property, as well as work in the garden department.<sup>52</sup> The Macdonoughs continued to own and operate Merryvale until their deaths, Dent in June 1974 and Margaret in December 1979.<sup>53</sup>

<sup>44</sup> Landmarks Preservation Advisory Board, "Merryvale Antiques (Formerly San Francisco Gas Light Company)."

<sup>45</sup> Ibid.; building permit.

<sup>46</sup> Sales records; building permits.

<sup>47</sup> Sales records; building permits; "History," Pacific Union Land Company, accessed May 5, 2016, <http://pulc.com/who-we-are/history.php>.

<sup>48</sup> Sales records; building permits; historic contexts.

<sup>49</sup> Ancestry.com, accessed May 10, 2016, <http://person.ancestry.com/tree/25686948/person/26214014495/facts>.

<sup>50</sup> California Voter Registrations, 1934-1936.

<sup>51</sup> Jean Fay Webster, "Peninsula Diary – Ormondale Ranch and The Macdonough Clan," *San Francisco Chronicle* (October 18, 1953) 4P.

<sup>52</sup> "Behind the Shop Counter," *San Francisco Chronicle*.

<sup>53</sup> California, Death Index, 1940-1997.

*Merryvale Antiques | Occupant: 1958-1980*

Merryvale Antiques occupied Landmark No. 58 and 3620 Buchanan Street between 1958 until 1980. It was founded in 1950 by Mrs. Margaret Macdonough, who quickly established the store as a premier retailer that specialized in 17<sup>th</sup> and 18<sup>th</sup> century English and French antiques and decorative arts. The first location occupied by Merryvale Antiques was in a remodeled house on the Macdonough family's Ormondale Ranch property in Woodside, located near Stanford University at 3249 Alpine Road.<sup>54</sup> Merryvale Antiques was known for its "choice plants" from its "distinctive nursery" and also known for its "lovely garden setting" where many afternoon teas and social functions were held. However, this semi-rural setting proved too isolated for business.<sup>55</sup> In 1958, the Macdonoughs purchased 3620 Buchanan Street in the Marina District of San Francisco to serve as their new store and, through the assistance of their garden specialist, Jean Wolff, began transforming the former PG&E property into a garden space.<sup>56</sup> Merryvale Antiques continued to operate at the property until 1980, when it was sold to the Pacific Union Land Company.

*Pacific Union Land Company | Owner & Occupant: 1980-1998*

The Pacific Union Land Company is a real estate sales and marketing company that was founded in 1975. Focusing initially on condominium properties, the company grew substantially over the following years with major projects throughout the Bay Area.<sup>57</sup> It has a family of companies, including real estate investors, developers, builders, and operators.<sup>58</sup> The company sought to establish a stronger presence in San Francisco and purchased Landmark No. 58 from the Macdonoughs as their new corporate headquarters. They continued to occupy and utilize the building as a corporate icon through the 1990s; however, the real estate landscape was shifting away from the Marina District towards South of Market. Following the development trends, Pacific Union put their signature property on the Market, which was sold in 1998 to Tusker Corporation.<sup>59</sup>

*Roger Walther / Tusker Corporation | Owner & Occupant: 1998-Present*

Tusker Corporation is a prominent property management company that was founded in Greenwich, Connecticut in 1968. In the 1990s, the company sold off its properties on the East Coast and relocated to San Francisco to focus on the Bay Area.<sup>60</sup> Roger Walther, the CEO of the company, was acquainted with the principals of the Pacific Union Land Company and, upon learning of them selling Landmark No. 58, purchased the property.<sup>61</sup> Tusker Corporation began an extensive rehabilitation of the property that involved seismic and accessibility upgrades, as well as the restoration of the façade. The garden and greenhouse courtyard were also re-landscaped in 2000, which coincided with the completion of the rehabilitation of Landmark No. 58. Tusker Corporation continues to own and occupy the building, while serving as stewards of this landmark property.

---

<sup>54</sup> Jean Fay Webster, "Peninsula Diary – Ormondale Ranch and The Macdonough Clan."

<sup>55</sup> "Merryvale Antiques" advertisement, *San Francisco Chronicle* (July 17, 1955) 8S.

<sup>56</sup> Ibid.

<sup>57</sup> "History," Pacific Union Land Company, accessed May 12, 2016, <http://pulc.com/who-we-are/history.php>.

<sup>58</sup> "Home," Pacific Union Land Company, accessed May 12, 2016, <http://pulc.com/>.

<sup>59</sup> Ibid.

<sup>60</sup> "Home," Tusker Corporation, accessed May 5, 2016, <http://www.tuskercorp.com/>.

<sup>61</sup> Brechin, *A Place of Light and Power*, 24-25



## VI. EVALUATION

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are 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.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The following section examines the eligibility of 3620 Buchanan Street for listing in the California Register, including any association with Landmark No. 58 and its setting:

#### Criterion 1 (Events)

3620 Buchanan Street is not significant under Criterion 1 (Events) as a property that is individually 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. The subject building was constructed in 1958 as a garden house and workshop to supplement Merryvale Antiques, a well-known art and antique store that had relocated from Menlo Park. The adjacent patio garden was also designed in 1958, though it was later renovated in 2000. Unlike Landmark No. 58, the subject building and its adjacent garden are not associated with the development of the San Francisco Gas Light Company or its North Beach Station. Merryvale Antiques, while a popular store and venue during its time occupying the property, did not majorly influence the Bay Area. The subject building also does not appear noteworthy or significant within the Marina neighborhood context. Therefore, 3620 Buchanan Street does not appear to be individually eligible for listing under Criterion 1, nor is it strongly associated with Landmark No. 58.

#### Criterion 2 (Persons)

3620 Buchanan Street is not individually significant under Criterion 2 (Persons) for an association with the lives of persons important to local, state, or national history. The subject building was initially used as a garden house and workshop, and then converted into offices. None of the various owners or occupants of the subject building had a large impact on San Francisco, California, or

United States history to the extent that the subject building, and/or garden, would be considered individually eligible for listing in the California Register under Criterion 2.

### **Criterion 3 (Architecture)**

3620 Buchanan Street does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The subject building is an altered, vernacular mixture of the Ranch and Neo-French architectural styles. Though the hipped roof alludes to and the low height is respectful of Landmark No. 58, the subject building is not a particularly noteworthy or remarkable design. Similarly, the original 1958 design of the garden does not appear to have been published or recognized as a significant landscape, and it has since been altered by the 2000 renovation.

To reaffirm, the subject building and garden were not designed by Wurster, Bernardi & Emmons and Thomas Church respectively. The subject building's architect, Clifford Conly, completed various residential and commercial buildings and renovations throughout the Bay Area, but does not appear to be a master architect. He is better known for his association with Cypress Grove and Audubon Canyon Ranch. The garden was initially executed by Jean Wolff, a gardener and teacher known for occasionally assisting Thomas Church. However, she did not have professional training, and is not a master landscape architect. Further, the garden was renovated in 2000 by Magrane Associates and Frank & Grossman. Not enough time has passed to determine the master landscape architect status of those employed on the project and the design has not been recognized as possessing high artistic value.

While the subject building and the garden as renovated in 2000 are compatible with Landmark No. 58, they replaced the earlier lawn and garden landscaping associated with Landmark No. 58's original construction. They have not gain significance in their own right and are not integral to Landmark No. 58's design. Conclusively, 3620 Buchanan Street and the adjacent garden do not appear to be individually eligible for listing under Criterion 3, nor are their designs strongly associated with Landmark No. 58.

### **Criterion 4 (Information Potential)**

Evaluation of 3620 Buchanan Street under Criterion 4 (Information Potential) is beyond the scope of this report. This criterion is generally applied to sites that may provide archeological information.

## **INTEGRITY**

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."<sup>62</sup>

In order to evaluate whether 3620 Buchanan Street retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the National Register Bulletin: "How to Apply the National Register Criteria for Evaluation." Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, design, setting, materials, workmanship, feeling and association. A property must stand up under most or all of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

<sup>62</sup> California Office of Historic Preservation, "Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources" (Sacramento: California Office of State Publishing, 4 September 2001) 11.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

#### Location

3620 Buchanan Street retains integrity of location because the building and the adjacent garden do not appear to have been moved and are still situated on the original lot along the west side of Buchanan Street.

#### Design

3620 Buchanan Street retains integrity of design despite the renovations to the subject building converting it from a garden house to an office. The bathroom addition to the middle bay of the primary façade is the only visual detractor from what appears to be the original design and is not significant enough to affect negatively the building. The lattice on the north façade may have also been added, but is not a permanent fixture and is consistent with the garden aesthetic.

The patio garden does not appear to retain integrity due to its 2000 renovation, which installed the dominate brick paving.

#### Setting

3620 Buchanan Street retains integrity of setting. While area no longer looks like the remnants of an old industrial complex with a gasholder tank, gas stations on block corners, and open swaths of land from 1958, the building, garden, and surrounding Marina neighborhood have remained on flat terrain and have maintained the spatial relationships between the buildings and streets from the period of construction. Further, the building and garden are still tucked away amongst a mixed-use neighborhood.

#### Materials

3620 Buchanan Street retains integrity of materials. Though there were renovations to the subject building converting it from a garden house to an office, the what seem to be original cladding, windows, and doors remain.



The garden does not retain integrity of materials because of its 2000 renovation.

#### Workmanship

3620 Buchanan Street retains integrity of workmanship. The physical evidence of the craft and technology used in constructing the subject building are still evident because there have been few exterior alterations.

The garden does not retain integrity of workmanship because of its 2000 renovation.

#### Feeling

3620 Buchanan Street retains integrity of feeling. Despite further development of the surrounding area after the subject building and garden were constructed in 1958 and although the building was converted for re-use as an office, the building still feels like a garden house associated with a garden. The garden still feels very much like a garden.

#### Association

3620 Buchanan Street retains integrity of association. Though the subject building is no longer used as a garden house or workshop, and the building and garden are no longer associated with Merryvale Antiques, they are still associated with the commercial use of Landmark No. 58. The subject building is still visually connected to the adjacent garden. Further, the garden is still used as such, including as a gathering space for events.

Overall, although 3620 Buchanan Street does not meet any criteria for California Register listing, it does retain integrity. The garden, which also does not meet criteria for historic listing, was renovated in 2000 and does not retain integrity of its original design, materials, or workmanship.

### LANDMARK NO. 58 CHARACTER-DEFINING FEATURES

The character-defining features of Landmark No. 58 located at 3636 Buchanan Street include:<sup>63</sup>

- Red brick construction
- Rectangular form of two stories and an attic
- Queen Anne corner tower with conical roof (taller than the main roof)
- Hipped main roof, without projecting eaves, resting on a corbelled cornice
  - Brick chimney
- Fenestration
  - Reflects the interior division of the building into two elements
    1. The front, or westerly, one-third possessing windows indicating two floors with a heavy string course of brickwork at the upper floor level
    2. The back, or easterly, remaining two-thirds of the building, containing tall windows divided into panes with fanlights above, whose sill line is uniform with those on the lower floor at the front, but whose tops extend upward about three-quarters of the total wall height
  - Decorative, arched terra-cotta lintels divided into sections containing a patera
- Centered, arched main entrance resting on short brick pilasters framing a recessed doorway
  - Arch contains raised letters of the name of the original occupant of the building: S.F. GAS LIGHT Co"

<sup>63</sup> Based on the architectural description provided by the Landmarks Preservation Advisory Board in the "Merryvale Antiques (Formerly San Francisco Gas Light Company)" Landmark No. 58 designation.

- Two story opening at the rear (east) façade with flat decorative terra-cotta lintel similar to those above the windows
- Two-story brick pilasters
- Open space surrounding the building, allowing the building to maintain dominance of the corner without being overshadowed by neighbors on either side

## VII. CONCLUSION

Although compatible in scale with Landmark No. 58, 3620 Buchanan Street is not integral to the significance of the landmarked building, nor does it appear to qualify for listing in the California Register of Historical Resources as an individual resource. The building was designed in 1958 by Clifford Conly as a garden house and workshop for Merryvale Antiques, a business that occupied Landmark No. 58 after PG&E. Jean Wolff executed the adjacent garden also during that time, though the garden was fully renovated in 2000 and does not retain integrity from its original 1958 design. The designation of Landmark No. 58 emphasized the history and architecture of what once was the administration building for San Francisco Gas Light Company's North Beach Station.<sup>64</sup> Landmark No. 58 was not designated for its association with Merryvale Antiques, despite it being referenced as such. 3620 Buchanan Street may be relevant to Merryvale Antiques, but it is not historically or architecturally significant for an association with Landmark No. 58 and its setting.

The subject building and garden at 3620 Buchanan Street does not appear to be individually significant for association 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. It does not appear to be individually significant for an association with the lives of persons important to local, state, or national history. The building is a vernacular garden house with French decorative elements. It is unremarkable and the garden is not the original design. Clifford Conly is not a master architect and Jean Wolff is not a master landscape architect. The subject building and garden are therefore not individually significant for architecture. Therefore, 3620 Buchanan Street does not meet the criteria for individual listing in the California Register.

---

<sup>64</sup> Landmarks Preservation Advisory Board, "Merryvale Antiques (Formerly San Francisco Gas Light Company)."



## VIII. REFERENCES CITED

### PUBLISHED WORKS

- Bardell, Robert. "The Presidio Road." *The Argonaut*. Vol. 23, No.2. Winter 2012.
- Brechin, Gray. *A Place of Light and Power: The Restored S.F. Gas Light Co. Building, San Francisco Landmark No. 58*. San Francisco: Tapestries Publishing, 2000.
- California Office of Historic Preservation. "Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources." Sacramento: California Office of State Publishing, September 4, 2001.
- Delehanty, Randolph Stephen. *San Francisco parks and playground, 1839 to 1990: The history of public good in one North American city (Volumes I and II)*. Harvard University Thesis. 1992.
- McGrew, Patrick. "The San Francisco Gas Light Company: Abbreviated Historic Structure Report." December 22, 1998.
- Richards, Rand. *Historic San Francisco: A Concise History and Guide*. San Francisco: Heritage House Publishers, 2001.
- San Francisco Planning Department. "Preservation Bulletin No. 9: Landmarks." San Francisco: January 2003.
- San Francisco Planning Department. "San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources." San Francisco: October 2004.
- Staff of the National Register of Historic Places. "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002. Accessed February 16, 2016. <http://www.nps.gov/nr/publications/bulletins/nrb15/>.
- VerPlanck, Christopher. "From Mud Flats to Marina: Building a San Francisco Neighborhood." *Heritage News*. Vol. XXXV, No.3. Summer 2007.
- VerPlanck, Christopher. "Marina District Development Takes Off." *Heritage News*. Vol. XXXV, No. 4. Fall 2007.
- Wolff, Jean interview conducted by Suzanne B. Riess. "Merryvale." *Thomas D. Church, Landscape Architect, Volume I*. Regional Oral History Office, The Bancroft Library. Berkeley: University of California, 1975-1978.

### PUBLIC RECORDS

- Building Permit Applications. San Francisco Department of Building Inspection.
- California, Death Index. 1940-1997.
- California Voter Registrations. 1934-1936.
- Deeds and Sales Leases. San Francisco Assessor/Recorder's Office.
- Google Earth. 2016.
- Landmarks Preservation Advisory Board. "Merryvale Antiques (Formerly San Francisco Gas Light Company)." San Francisco Landmark No. 58 designation. 1973.
- Microsoft Bing Maps. 2016.
- Ryker, Harrison. "San Francisco Aerial Views." David Rumsey Historical Map Collection. 1938.

Sanborn Fire Insurance Company maps.

San Francisco City Directories.

San Francisco Property Information Map.

San Francisco Public Library Historical Photograph Collection.

San Francisco Public Library: San Francisco History Center.

San Francisco Public Library Vertical Files: "SF Districts: Marina."

United States Federal Census. [www.Ancestry.com](http://www.Ancestry.com).

## NEWSPAPERS AND PERIODICALS

*Building and Engineering News.*

*San Francisco Chronicle.*

*S.F. Sunday Examiner & Chronicle.*

## INTERNET SOURCES

"History." Pacific Union Land Company. Accessed May 12, 2016. <http://pulc.com/who-we-are/history.php>.

"Home." Pacific Union Land Company. Accessed May 12, 2016. <http://pulc.com/>.

"Home." Tusker Corporation. Accessed May 5, 2016. <http://www.tuskercorp.com/>.

"Mr. & Mrs. Dent W. Macdonough." Ancestry.com. Accessed May 10, 2016.  
<http://person.ancestry.com/tree/25686948/person/26214014495/facts>.

"The Gas Light Building." Tusker Corporation. Accessed May 6, 2016.  
<http://www.tuskercorp.com/thegaslightbuilding>.

"The Greenhouse." Tusker Corporation. Accessed May 6, 2016.  
<http://www.tuskercorp.com/thegreenhouse>.

## **IX. APPENDIX**

### **BUILDING PERMIT APPLICATIONS**

Front and back pages of building permit applications currently on file with the San Francisco Department of Building Inspection:



5AM  
DEPT  
BUILD

Approved:

Zone Hur 100

CPO Setback

Edward W. Michael 220158  
Department of City Planning

Approved:

Approved:

Robert B. Register 11/12/50  
Structural Engineer, Bureau of Building Inspection

Approved:

Director of Public Health

Approved:

Ho. J. J. J. 11-4-50  
Bureau of Fire Prevention & Public Safety

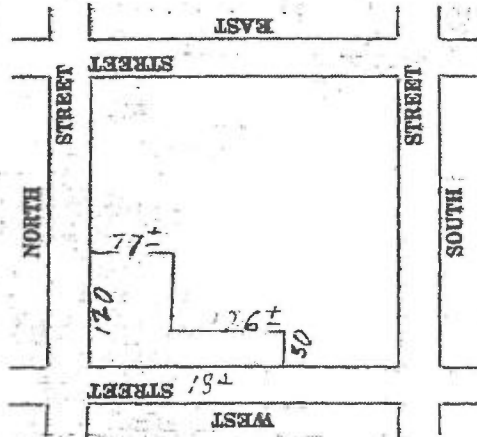
Approved:  
Footings to extend 12" above  
natural ground.  
Siding not to extend below  
top of footing.  
Vertical siding to be  
over 1" solid sheathing  
or horizontal blocking at  
16" cts. 5907(e) & Bldg Code

Approved:  
ALL INSULATING MATERIALS HAVE  
A CLEARANCE OF NOT LESS THAN TWO  
INCHES FROM ALL ELECTRICAL WIRES OR  
CABLES.

Art Commission

Approved:

130158 Daniel J. Ryan  
Plan Checker, Bureau of Building Inspection



Lot No.

Assessor's Block No.

GRADE LINES AS SHOWN ON DRAWINGS  
ACCOMPANYING THIS APPLICATION ARE  
ASSUMED TO BE CORRECT. IF ACTUAL  
GRADE LINES ARE NOT THE SAME AS SHOWN  
REVISED DRAWINGS SHOWING CORRECT GRADE  
LINES, CUTS AND FILLS TOGETHER WITH  
COMPLETE DETAILS OF RETAINING WALLS  
AND WALL FOOTINGS REQUIRED MUST BE  
SUBMITTED TO THIS BUREAU FOR APPROVAL.

APPROVED  
NOV 23 1950  
Superintendent, Bureau of Building Inspection

Permit No.

Issued

Certificate of Final Completion

BLDG. FORM

No. 216

APPLICATION OF

Robert W. Macdonald Owner

FOR PERMIT TO ERECT

Story Type 5 STRUCTURE

Location 3640 Buchanan

Total Cost \$ 14,600.

Filed October 23 1950

Approved:



SAN FRANCISCO

DEPARTMENT OF  
BUILDING INSPECTION

Central Permit Bureau F 434-10M

RECEIVED  
DEPT. OF PUBLIC WORKS

Write in Ink—File Two Copies

1956 OCT 27 PM 3:01

CITY AND COUNTY OF SAN FRANCISCO

BUILDING INSPECTION

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

CENTRAL PERMIT BUREAU

2

APPLICATION FOR BUILDING PERMIT  
TYPE 5 BUILDINGBUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF  
FINAL COMPLETION IS POSTED ON THE BUILDING  
FOR NON-HAZARDOUS USE ONLY

October 23 1958

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location of Lot \_\_\_\_\_ Side of 3640 Buchanan Street  
\_\_\_\_\_ Ft. \_\_\_\_\_ of \_\_\_\_\_ Street(2) Number of stories one (without) basement.(3) Total cost 14,600.00 Height of building 16' No. of families none(4) Use of building Garden house, workshop (5) Occupancy? 78 17-28 19-3  
Building Code Classification

(6) Note: Sect. 105, S.F. Bldg. Code. Change in use. No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made to comply with the requirements of this code for that use, and unless the Bureau of Building Inspection and the Bureau of Fire Prevention and Public Safety have been notified before such a change has been made.

(7) Note: Sec. 15155, State Housing Act. Any building or structure not erected for use as an apartment house, hotel, or dwelling, which is converted to or altered for such use, shall conform to all the provisions of this part affecting an apartment house, hotel, or dwelling, as the case may be.

(8) No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(9) Size of lot, front 184 ft., rear 75 ft., depth of lot 50' (at new bldg) ft.(10) Ground floor area of building 1500 sq. ft. square ft.(11) Any other building on lot yes (Must be shown on Plot Plan if answer is Yes)  
Yes or No(12) Is building designed for any more stories No How many \_\_\_\_\_  
Yes or No

(13) PLOT PLANS, FLOOR PLANS, DETAILS AND SPECIFICATIONS MUST BE SUBMITTED WITH APPLICATIONS IN DUPLICATE.

(14) Supervision of construction by Contractor Address \_\_\_\_\_(15) General contractor H. D. Grae California License No. 76600  
Address 2478 Harrison, San Francisco 10(16) Architect Clifford Conly Jr. California Certificate No. \_\_\_\_\_  
Address 10 Nottingham Place, San Francisco(17) Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_

(18) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(19) Owner Deat W. MacdonoughAddress 3640 Buchanan Phone No. UA 6-1813By H. D. Grae (For contact by Bureau)Address 2478 Harrison S.F. 10  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

ARCHITECTURE  
PLANNING & RESEARCH  
PRESERVATION TECHNOLOGY

[www.page-turnbull.com](http://www.page-turnbull.com)

417 S. Hill Street, Suite 211  
Los Angeles, California 90013  
213.221.1200 / 213.221.1209 fax

2401 C Street, Suite B  
Sacramento, California 95816  
916.930.9903 / 916.930.9904 fax

417 Montgomery Street, 8<sup>th</sup> Floor  
San Francisco, CA 94104  
415.362.5154 / 415.362.5560 fax





Received at HPC Hearing 8/15/18  
*R. Alad*



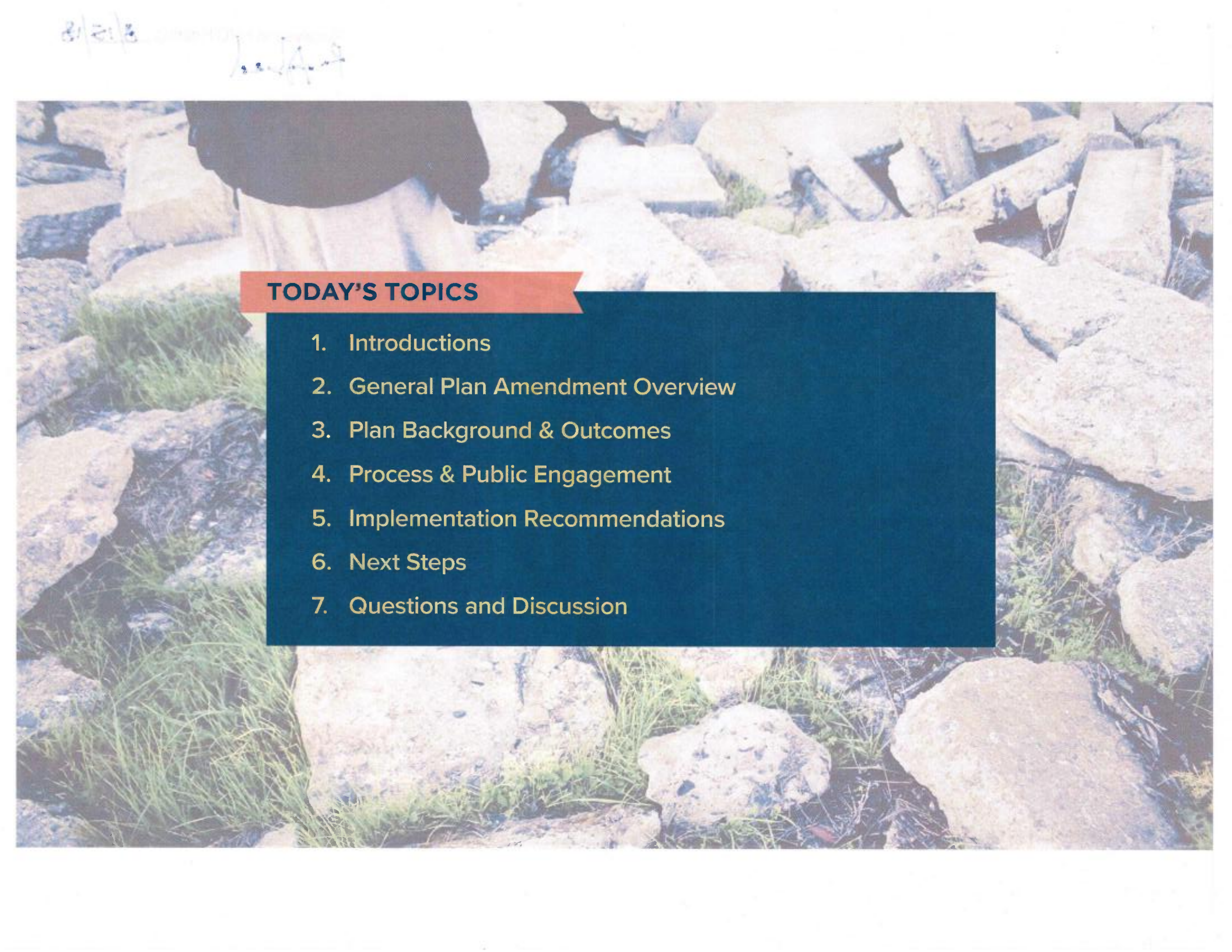
ARCHITECTURAL REVIEW COMMITTEE | 15 AUGUST 2018  
INFORMATIONAL HEARING



San Francisco  
**Planning**







8/21/8 10:10 AM

## TODAY'S TOPICS

1. Introductions
2. General Plan Amendment Overview
3. Plan Background & Outcomes
4. Process & Public Engagement
5. Implementation Recommendations
6. Next Steps
7. Questions and Discussion



# Project Team



Robin Abad Ocubillo  
Seung-Yen Hong  
Gary Chen  
Adrienne Hyder  
Neil Hrushowy  
AnMarie Rodgers  
John Rahaim



Kelli Rudnick  
Fiona Cundy



Stacy Bradley  
Steve Cismowski  
Brian Stokle  
Melinda Stockmann



Nick Carr  
Erin Miller  
Kathryn Studwell  
Carli Paine



David Beaupre



Dan Parham  
Tee Parham  
Tom Kolbeck



David Fletcher  
Cory Hallam  
Lauren Ewald  
Victor Lu  
Fangzhou Miao

Eleanor Pries  
Chris Watkins  
Blythe Worstell  
Michelle Zucker



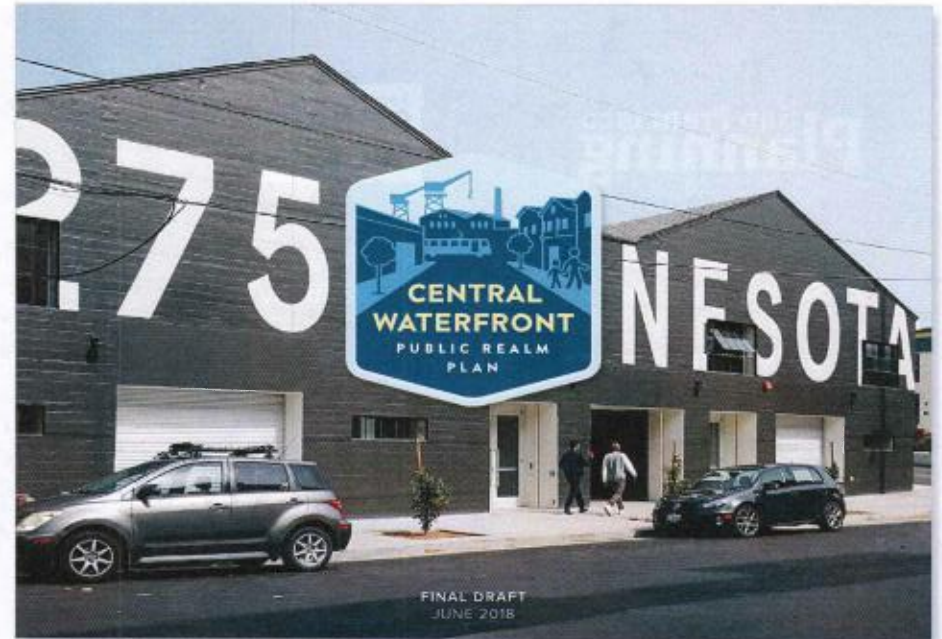
ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# General Plan Amendment: Overview

- + **General Plan Amendments** to adopt, by reference, the *Central Waterfront – Dogpatch Public Realm Plan*
- + No Planning Code Amendment



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



San Francisco  
**Planning**



# What is the Public Realm?

*The Public Realm is the setting for civic life, comprised of the network of streets, parks, open spaces, and the buildings that frame them*



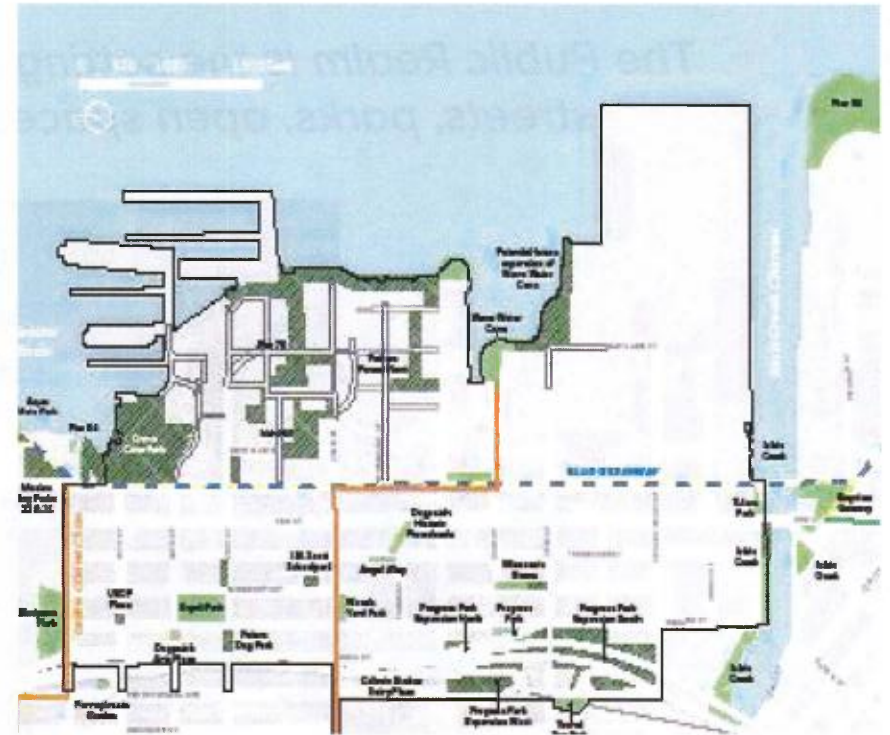
ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# What is a Public Realm Plan?

- + A plan that lays out a community-supported vision for a neighborhood's streets, sidewalks, and public places.
- + An implementation tool that guides and prioritizes investments in complete streets, parks and open spaces



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



San Francisco  
**Planning**



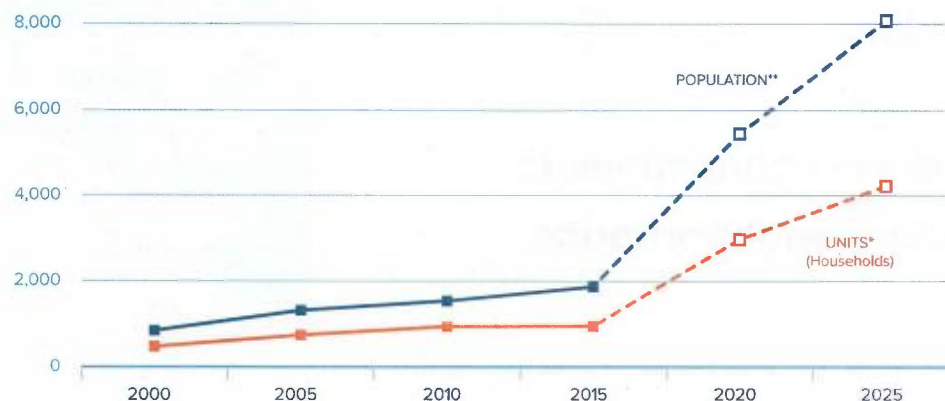
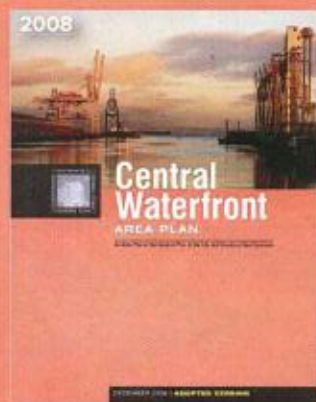


# Why a Public Realm Plan?

## CENTRAL WATERFRONT AREA PLAN SF Planning, December 2008

The Central Waterfront Area Plan, part of the Eastern Neighborhoods Program, establishes objectives and policies for the public realm.

The Public Realm Plan operationalizes these objectives into a well-informed framework for implementing Area Plan objectives and policies by identifying and scoping context-appropriate improvements



Central Waterfront Area Plan established conditions for continues to growth in the neighborhood. Between 2015 and 2025, the number of housing units in Dogpatch could quadruple in the most aggressive scenario.



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



# Public Realm Plan Area

+ Larger than the Area Plan boundary

+ Address connections to adjacent neighborhoods



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Public Realm Plan Outcomes



**HOLISTIC VISION**



**REFLECT PRIORITIES**



**AGENCY COORDINATION**



**INTEGRATED DESIGN**



**PLAN FOR PEDESTRIANS**



**IMPLEMENTATION STRATEGY**








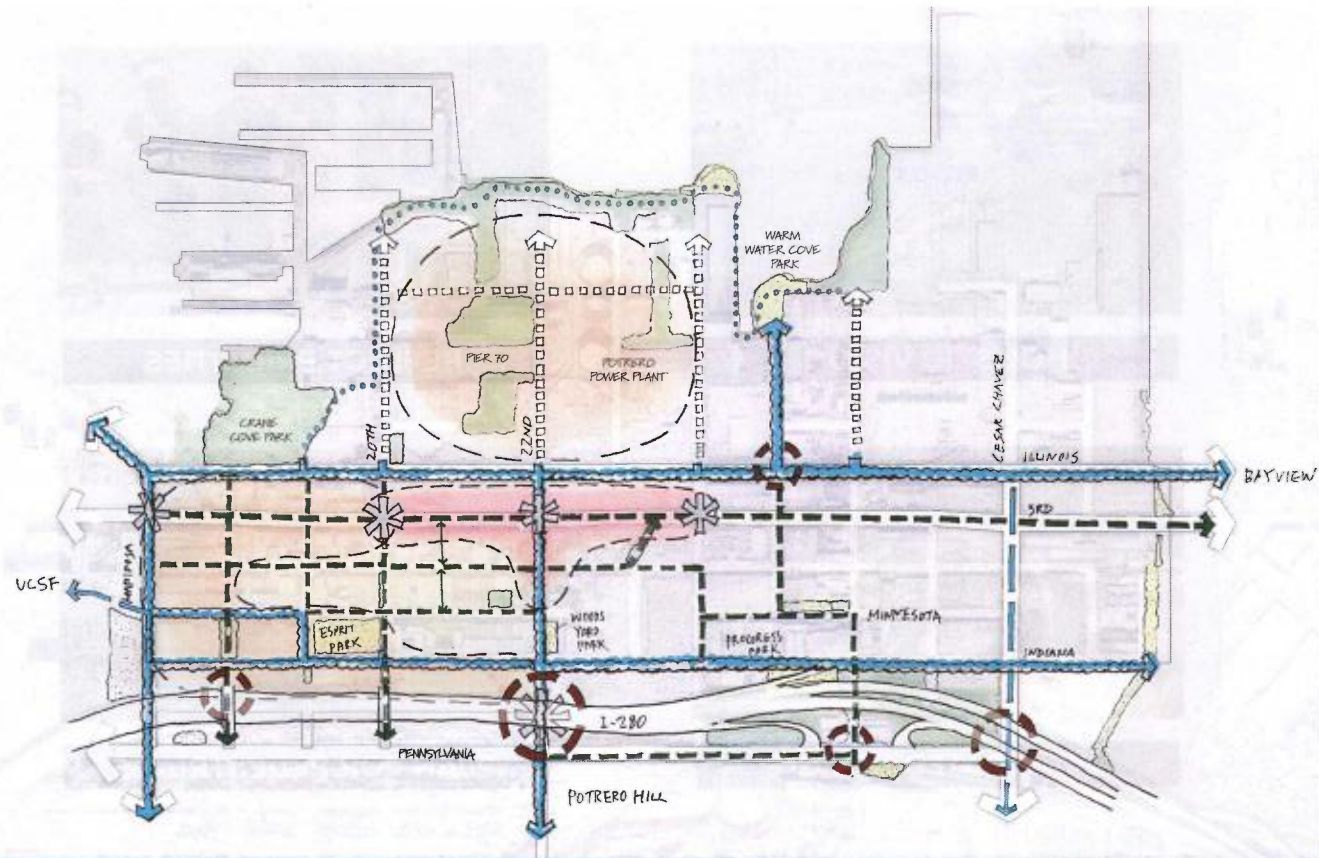
ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Public Realm Plan Vision

-  Plan Area
-  Existing Open Space
-  Planned or Proposed Open Space
-  Potential Growth Area
-  Mixed Use
-  Commercial
-  Historic Residential
-  Enhanced Pedestrian and Bike Connections
-  Bicycle Connection Network
-  Potential BayTrail/Blue Greenway Connections
-  Enhanced Pedestrian Connections
-  Potential Mid-Block Connections (General Location)
-  Enhanced Access to the Waterfront
-  Transit Focal Points
-  Gateway



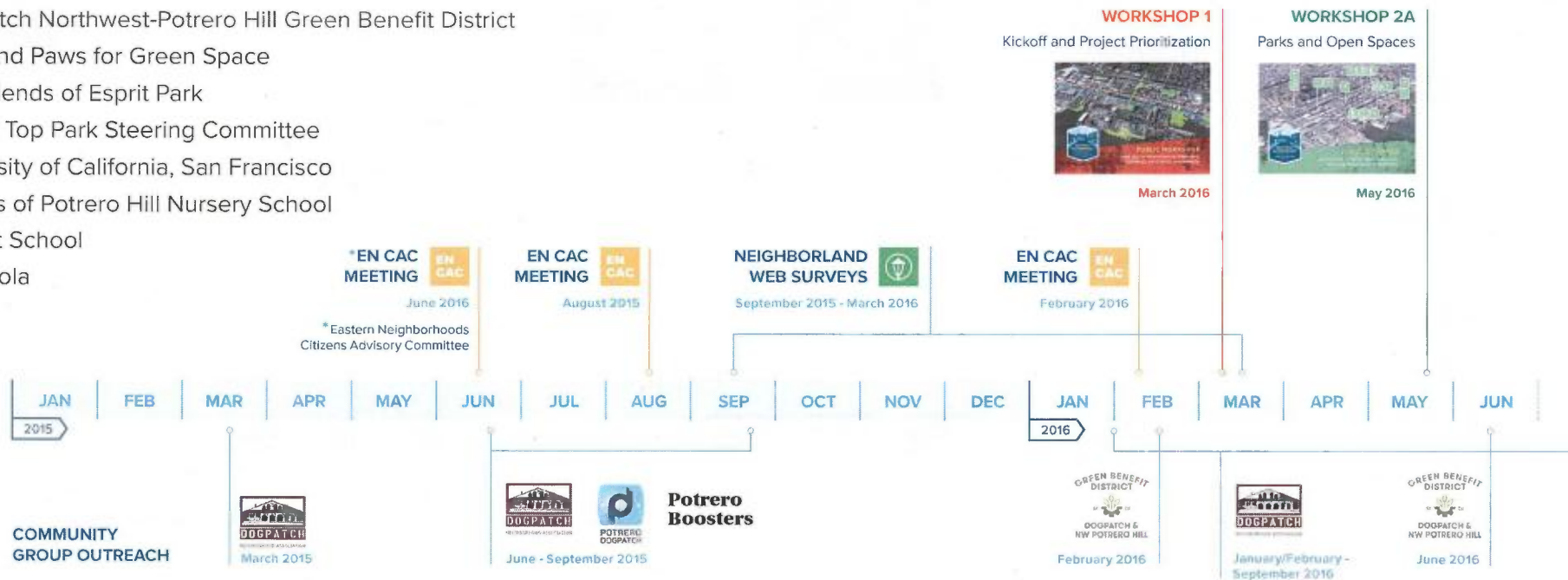
ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



# Process & Community Engagement

## Key neighborhood groups and institutions:

- Dogpatch Neighborhood Association
- Potrero Boosters
- Dogpatch Northwest-Potrero Hill Green Benefit District
- Toes and Paws for Green Space
- The Friends of Esprit Park
- Tunnel Top Park Steering Committee
- University of California, San Francisco
- Friends of Potrero Hill Nursery School
- The Alt School
- La Scuola

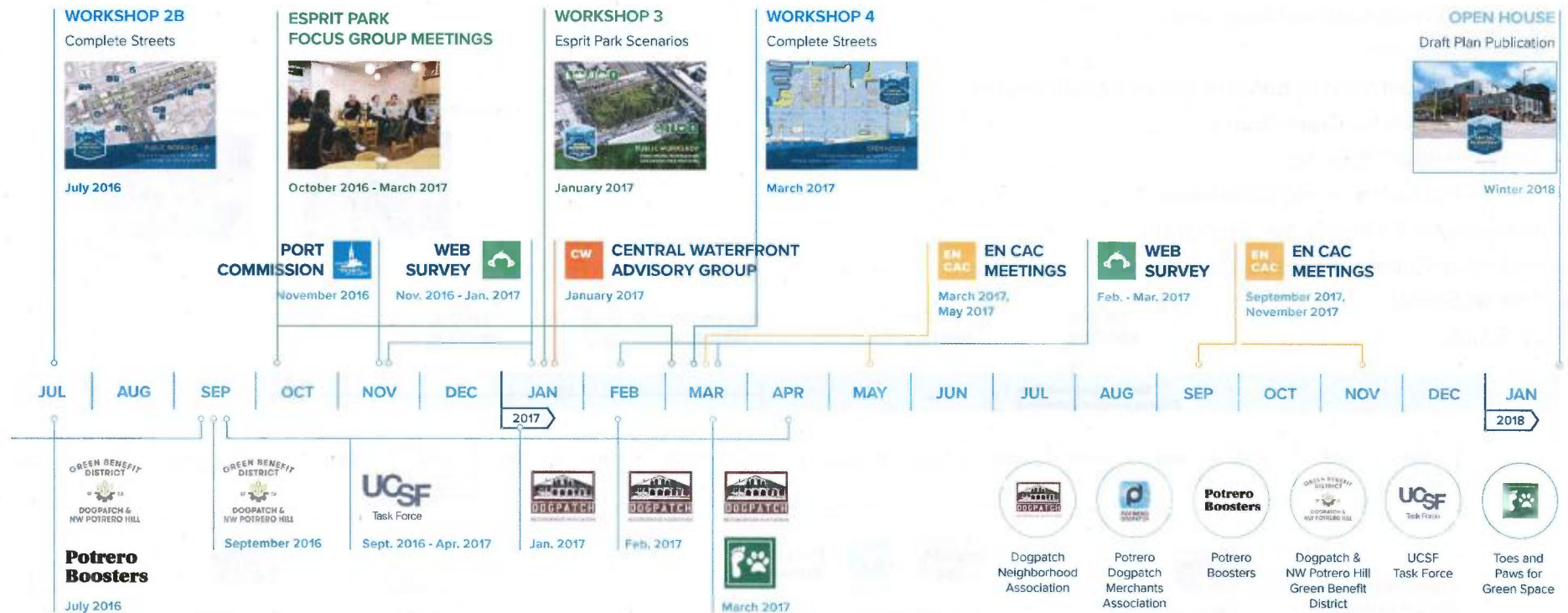


ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Process & Community Engagement (Cont.)



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Implementation Guidelines

## A NETWORK OF COMPLETE STREETS



## A DIVERSITY OF HIGH-QUALITY OPEN SPACES



## A LANDSCAPE EXPRESSIVE OF UNIQUE HISTORY AND CHARACTER



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



# Implementation Guidelines

## A NETWORK OF COMPLETE STREETS

- A. Prioritize pedestrian safety and comfort along key walking routes
- B. Encourage Multi-Modal Transportation
- C. Maximize Greening Opportunities

## A DIVERSITY OF HIGH-QUALITY OPEN SPACES

- A. Distribute open spaces equitably throughout the plan area
- B. Balance needs of local residents with those of other visitors
- C. Maximize ecological and habitat functions of open spaces

## A LANDSCAPE EXPRESSIVE OF UNIQUE HISTORY AND CHARACTER

- A. Encourage the use of materials and forms that refer to industrial and maritime heritage
- B. Develop street designs that are appropriate for areas of differing land uses
- C. Continue developing a variety of open space types including plazas, street parks, pocket parks, and repurposing of under-freeway parcels
- D. Partner with local organizations on stewardship, maintenance, and activation programming in the Public Realm
- E. Support the adaptive reuse of historic buildings associated with past institutional uses for community-serving purposes



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





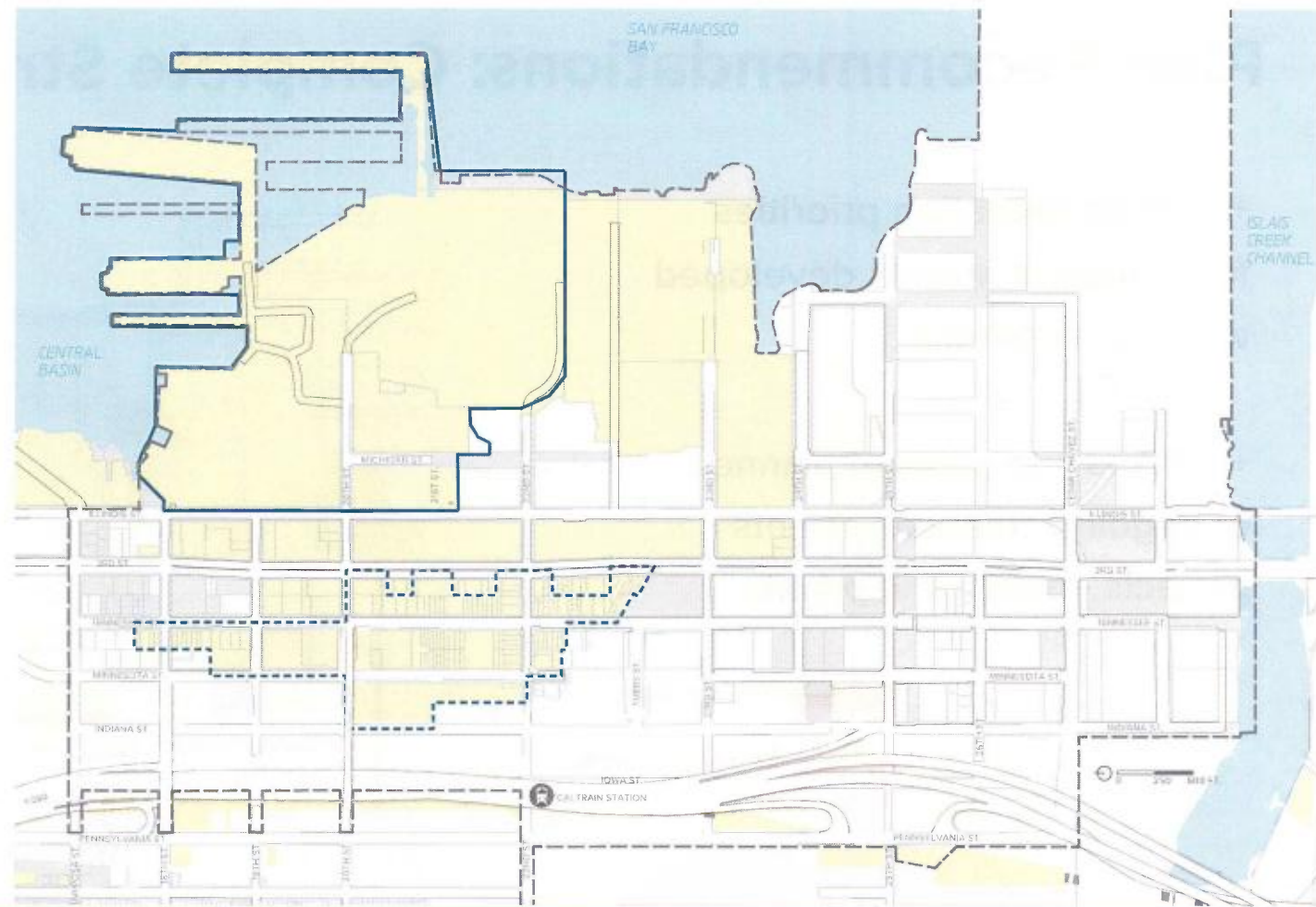
# Historic Districts

## HISTORIC SIGNIFICANCE

- Category A: Historic Resource
- Category B: Potential Historic Resource
- Category C: Not a Historic Resource

## HISTORIC DISTRICT

- Union Iron Works Historic District
- Dogpatch Historic District



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





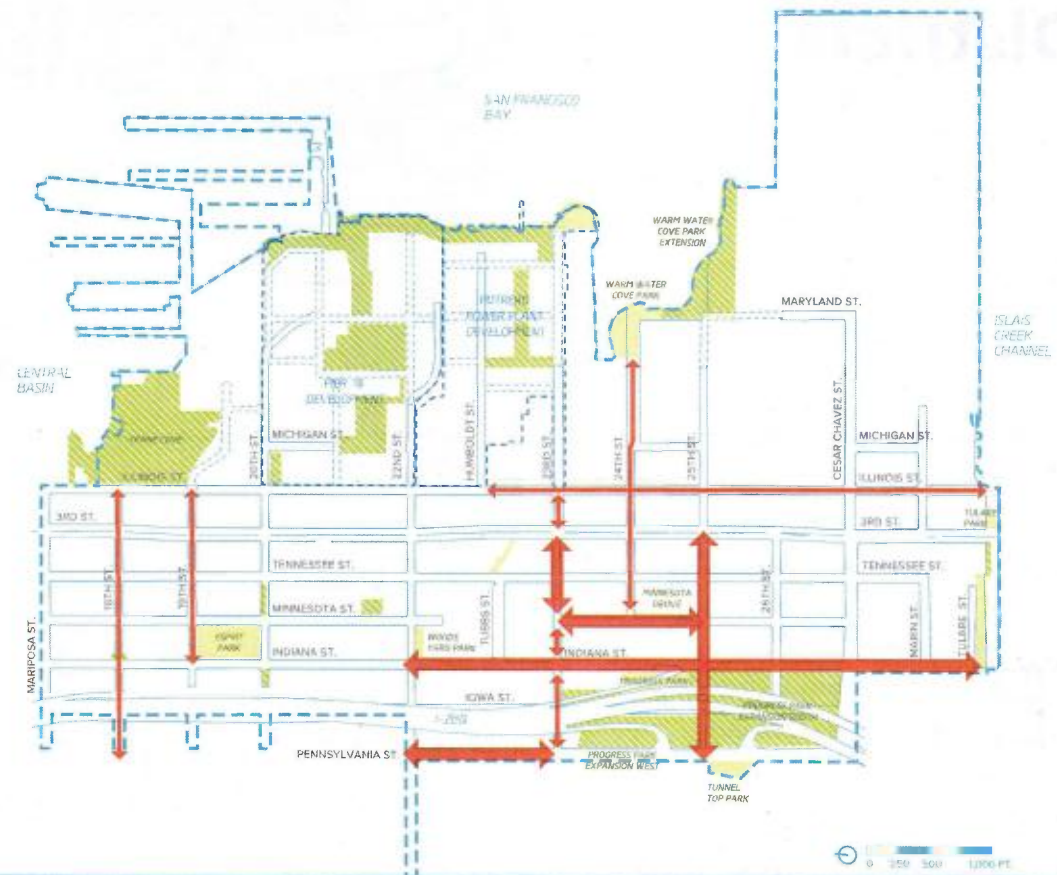
# Plan Recommendations: Complete Streets

- + Implementation priorities for complete streets developed with Public Works

- + Takes into account planned or ongoing complete streets projects - public and private

Priority projects

Second-level priority projects



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



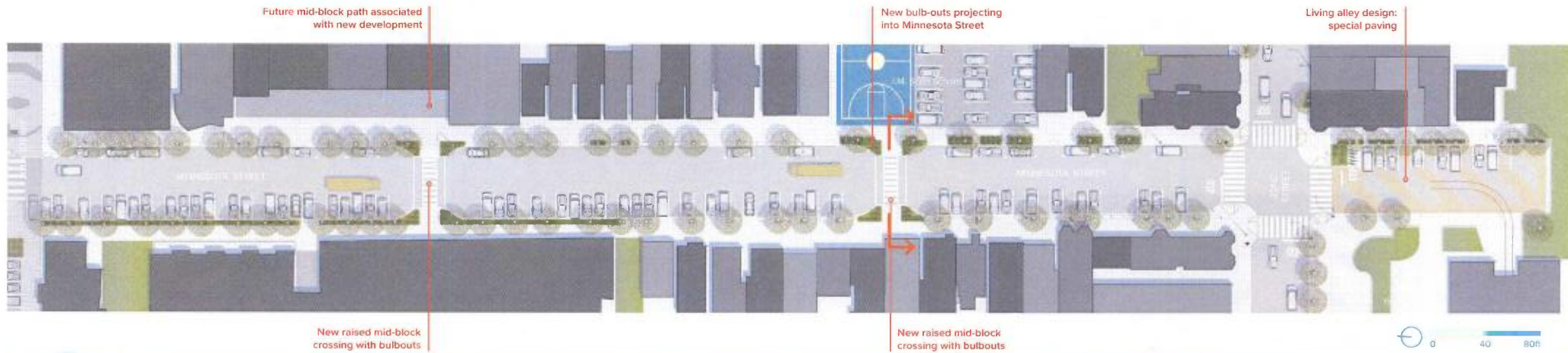
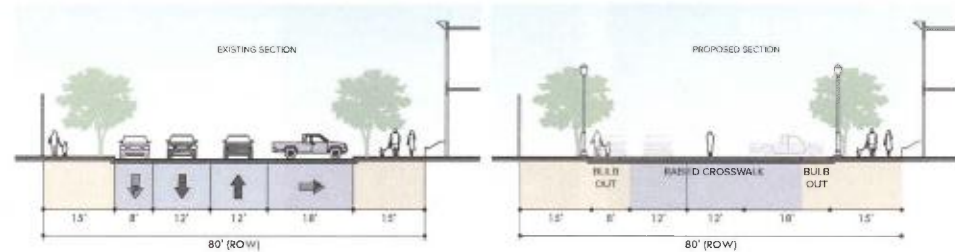
San Francisco  
**Planning**



# Plan Recommendations: Complete Streets

Improvements recommendations for Industrial, Mixed Use, and Residential street types

Conceptual Illustration For Minnesota St.  
Between 22nd And 22nd



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Examples Of Pedestrian Facilities Improvements

New Sidewalk



At-Grade Ped Path (Interim Solution)



Street Lighting



Sidewalk Planting & Trees



Pedestrian-Scale Lighting



Street Furnishing

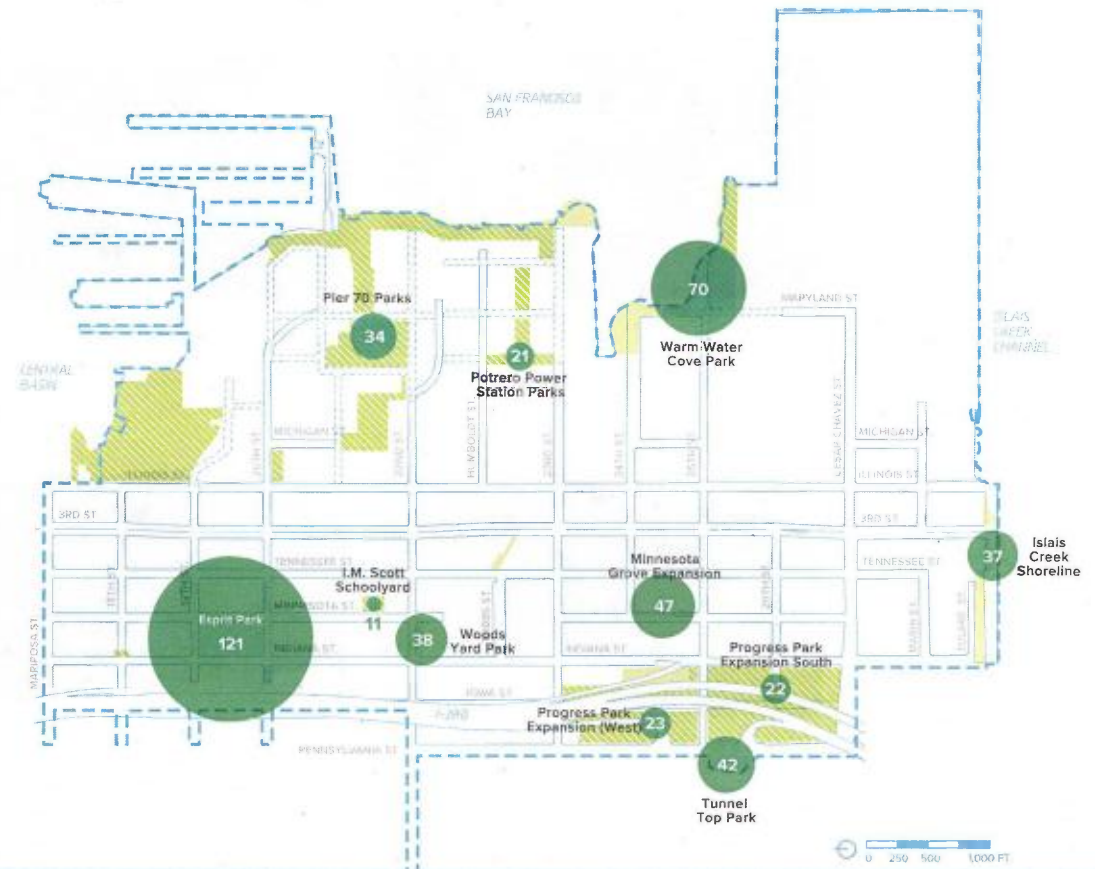


ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Plan Recommendations: Open Space



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



# Plan Recommendations: Open Space



## Esprit Park

Cost Estimate: \$77 M

Funding Status: \$5.0M from UCSF 'Cushioning' funds and \$2.7M in Eastern Neighborhood Development Impact Fees

Jurisdiction: Recreation and Parks



## Warm Water Cove Park

Cost Estimate: \$10.0 M

Funding Status: no funding identified at this time

Jurisdiction: Port of San Francisco



## Tunnel Top Park

Cost Estimate: \$3.0 M

Funding Status: no funding identified at this time

Jurisdiction: Caltrain



## Minnesota Grove and Extension

Cost Estimate: \$17 M

Funding Status: Partially funded

Jurisdiction: Public Works



## Woods Yard Mini-Park

Cost Estimate: \$2.0 M

Funding Status: no funding identified at this time

Jurisdiction: SFMTA



## Under-Viaduct Open Spaces

Cost Estimate: Exact Scope and Cost Estimate TBD

Funding Status: no funding identified at this time

Jurisdiction: Public Works for some sites; Caltrans for other sites



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Plan Recommendations: Open Space

## Warm Water Cove and Expansion



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# General Plan Amendment: Next Steps

June 28	City Planning Commission: Initiation Hearing
July 10	Port Commission: Informational Hearing
<b>August 15</b>	<b>Historic Preservation Commission / Architectural Review Committee: Informational Hearing</b>
August 23	City Planning Commission: Adoption Hearing
September 4*	Board of Supervisors: Introduction
October 1*	Board of Supervisors: Land Use & Transportation Committee Hearing
October 9*	Board of Supervisors: First Reading
October 16*	Board of Supervisors: Second Reading

\* To be scheduled



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





[www.sf-planning.org/CentralWaterfrontPRP](http://www.sf-planning.org/CentralWaterfrontPRP)  
[Robin.Abad@sfgov.org](mailto:Robin.Abad@sfgov.org)

PUBLIC  
WORKS



SFMTA



San Francisco  
Planning





## additional reference slides



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





## Central Waterfront Area Plan

### Add a Section 9 to the Central Waterfront Area Plan titled “Public Realm Implementation”:

#### *PUBLIC REALM IMPLEMENTATION.*

*The Planning Department, in partnership with San Francisco Public Works, the San Francisco Municipal Transportation Agency, the Port of San Francisco, and the Recreation and Parks Department, led a robust public process from September 2015 to November 2017 engaging numerous community stakeholders to develop the Central Waterfront – Dogpatch Public Realm Plan. The Public Realm Plan developed specific recommendations for implementing Built Form, Transportation, Streets, and Open Space Objectives and Policies of the Central Waterfront Area Plan. The 2018 Central Waterfront – Dogpatch Public Realm Plan serves as the guiding framework for the investment of complete streets, parks and open spaces within the Central Waterfront – Dogpatch Public Realm Plan Area. This Public Realm Plan, which may be amended from time to time at the discretion of the Planning Commission, is incorporated herein by reference.*

*Objective 9.1 DESIGN AND IMPLEMENT COMPLETE STREETS AND OPEN SPACE IMPROVEMENTS CONSISTENT WITH THE CENTRAL WATERFRONT – DOGPATCH PUBLIC REALM PLAN.*

*Policy 9.1.1 Encourage new development in the Central Waterfront – Dogpatch Public Realm plan area to implement complete streets improvements recommended in the 2018 Central Waterfront – Dogpatch Public Realm Plan, pending necessary review and approvals of the pertinent City agencies.*

*Policy 9.1.2 The City shall seek to implement the 2018 Central Waterfront – Dogpatch Public Realm Plan to the maximum extent feasible, both through its oversight and permitting of privately sponsored street improvements, as well as City-sponsored improvements.*

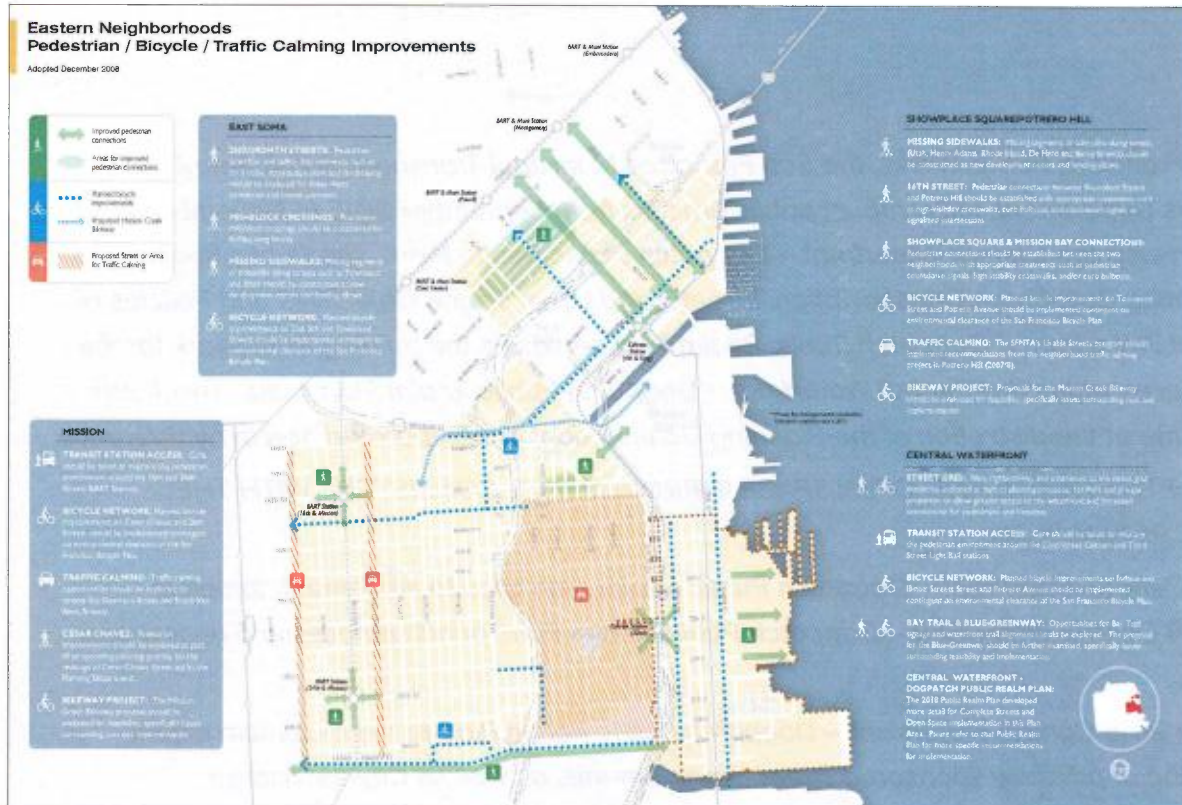


ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018

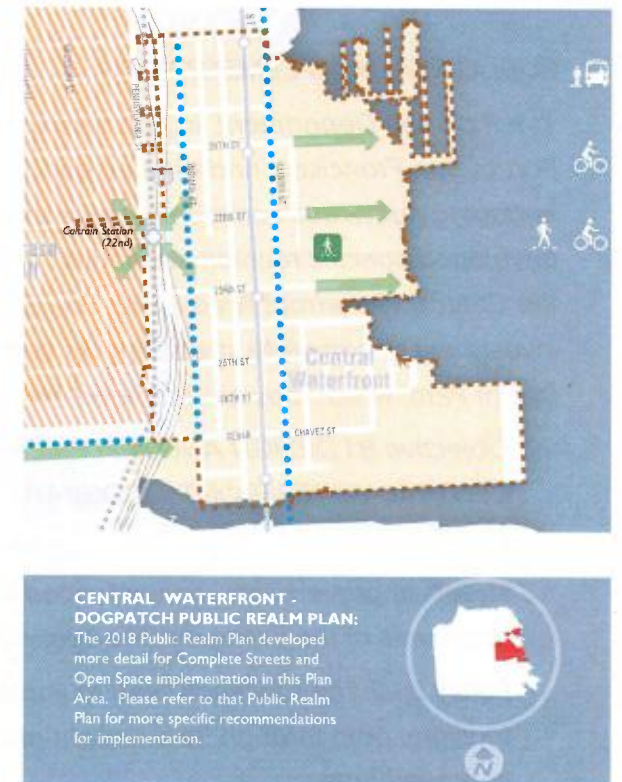


# Central Waterfront Area Plan

## MAP 4. Pedestrian / Bicycle /Traffic Calming Improvements



### amendments



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





## MAP 5. Streets and Open Space Concept



## amendments



**CENTRAL WATERFRONT - DOGPATCH PUBLIC REALM PLAN:** The 2018 Public Realm Plan developed more detail for Complete Streets and Open Space implementation in this Plan Area. Please refer to that Public Realm Plan for more specific recommendations for implementation.



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



## San Francisco Planning





## Recreation & Open Space Element

### MAP 1. Existing Open Space

- add the public realm plan boundary
- add footnote:

The map is to be used for reference purposes only. For parcel specific details, please refer to adopted area plans. The 2018 Central Waterfront – Dogpatch Public Realm Plan conducted an updated inventory of parks and open spaces within a quarter mile of the Central Waterfront Plan Area.



#### Existing Open Space

2010 US Census in San Francisco City Limits: 3,433 acres

State-Owned Land: 265 acres  
Candlestick, Mount Sutro

Federal-Owned Land:  
Ocean Beach, Fort Funston, Fort Mason, Lands End, Sausalito, China Beach. 1,442 acres  
Presidio: 1,000 acres

Other: 580 acres  
Campuses, pilot program schoolyards, SFPUC lands, SFPUC parks, SF Port parks, linear open spaces such as boulevards and parkways, and privately owned, publicly accessible open spaces in the Downtown.

MAP 01



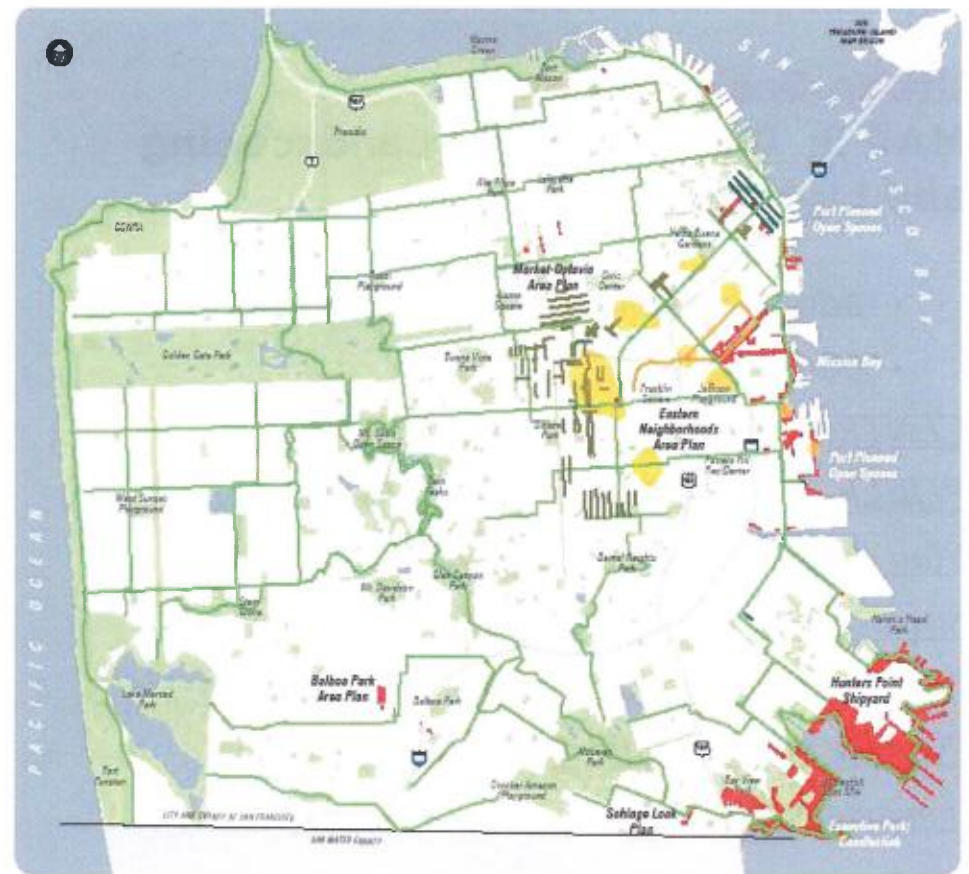
ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018

## Recreation & Open Space Element

### MAP 3. Existing and Proposed Open Space

- add the public realm plan boundary
- add footnote:

The map is to be used for reference purposes only. For parcel specific details, please refer to adopted area plans. The 2018 Central Waterfront – Dogpatch Public Realm Plan conducted an updated inventory of parks and open spaces within a quarter mile of the Central Waterfront Plan Area.



#### Existing and Proposed Open Space

- |                              |  |
|------------------------------|--|
| — Potential Living Alleys    | ■ Proposed Open Space  |
| — Potential Living Streets   | ■ Existing Open Space  |
| — Proposed Green Connections | ■ Acquire and develop sites for open space (Eastern Neighborhoods Area Plan) |
| — DIF Street Multi-Use Paths |  |



MAP 03



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



## Urban Design Element

### MAP 2: Plan for Street Landscaping and Lighting

- add the public realm plan boundary
- add footnote:

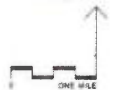
#### CENTRAL WATERFRONT-DOGPATCH

PUBLIC REALM PLAN: The 2018 Public Realm Plan developed concept designs for Complete Streets and Open Spaces in this Public Realm Plan Area. Please refer to that Public Realm Plan for more specific recommendations for implementation.



PLAN FOR STREET LANDSCAPING AND LIGHTING

Map 2



#### MAP APPROVED BY THE BOARD OF SUPERVISORS

The current table of contents represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after the map was originally adopted. The change will be added to the map during the next map update.

- Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans."
- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan."
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan."



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



## Transportation Element:

### Map 11: Citywide Pedestrian Network

- add the public realm plan boundary
- add footnote:

CENTRAL WATERFRONT-DOGPATCH  
PUBLIC REALM PLAN: The 2018 Public Realm  
Plan developed concept designs for Complete  
Streets and Open Spaces in this Public Realm  
Plan Area. Please refer to that Public Realm  
Plan for more specific recommendations for  
implementation.

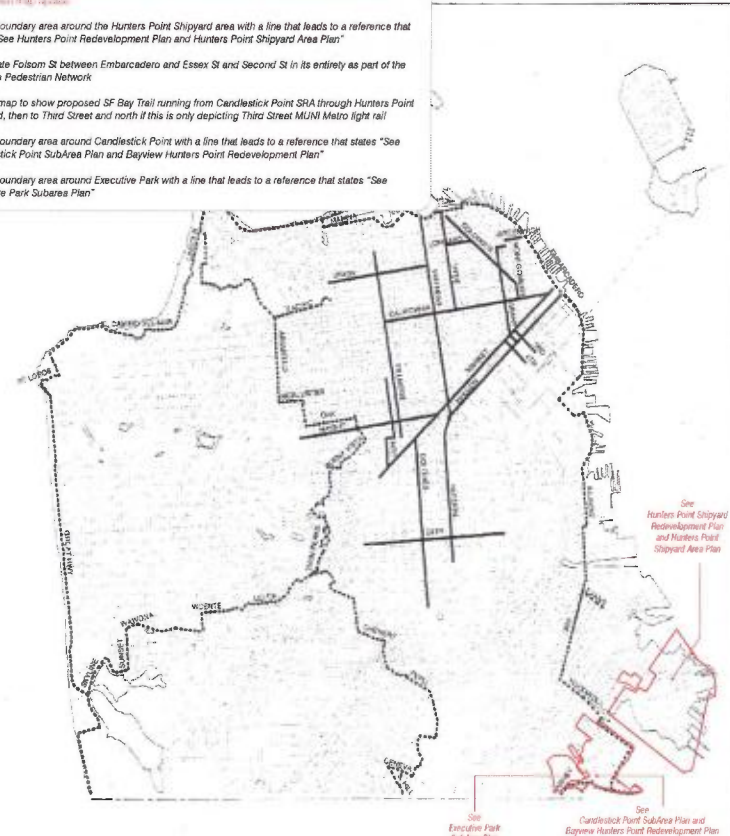


ARCHITECTURAL REVIEW COMMITTEE  
 INFORMATIONAL HEARING | 15 AUGUST 2018

#### MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
- Designate Folsom St between Embarcadero and Essex St and Second St in its entirety as part of the Citywide Pedestrian Network
- Revise map to show proposed SF Bay Trail running from Candlestick Point SRA through Hunters Point Shipyard, then to Third Street and north if this is only depicting Third Street MUNI Metro light rail
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park Subarea Plan"



#### CITYWIDE PEDESTRIAN NETWORK

Citywide Pedestrian Network Street  
 Bay, Ridge and Coast Trail

Map 11

## Transportation Element:

### Map 12: Neighborhood Pedestrian Streets

- add the public realm plan boundary
- add footnote:

CENTRAL WATERFRONT-DOGPATCH  
PUBLIC REALM PLAN: The 2018 Public Realm  
Plan developed concept designs for Complete  
Streets and Open Spaces in this Public Realm  
Plan Area. Please refer to that Public Realm  
Plan for more specific recommendations for  
implementation.

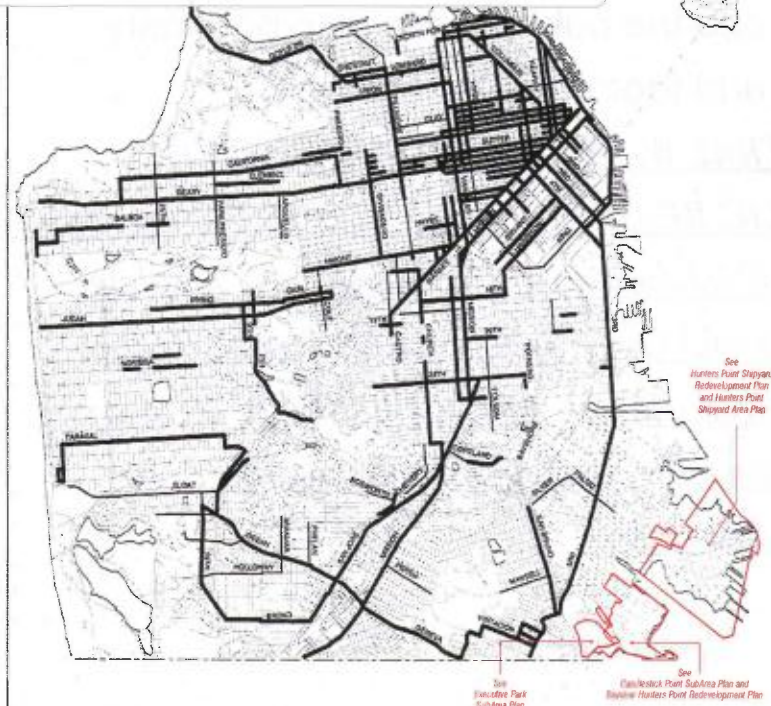


ARCHITECTURAL REVIEW COMMITTEE  
 INFORMATIONAL HEARING | 15 AUGUST 2018

#### MAP APPROVED BY THE BOARD OF SUPERVISORS

The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.

- Amend the area for Mission Bay to reflect the street grid and pedestrian network of the Mission Bay North and Mission Bay South Redevelopment Plans and Design for Development documents. Add the boundary of the Mission Bay area with a line to text that states "See Mission Bay North and Mission Bay South Redevelopment Plans"
- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
- Designate Folsom Street Between Embarcadero and Essex Street as a "Neighborhood Commercial Street"
- Designate Beale, Main, and Spear Streets as "Neighborhood Network Connection Streets" between Market and Folsom
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park Subarea Plan"



NEIGHBORHOOD PEDESTRIAN STREETS

Map 12

- Neighborhood Commercial Street
- Neighborhood Network Connection Street



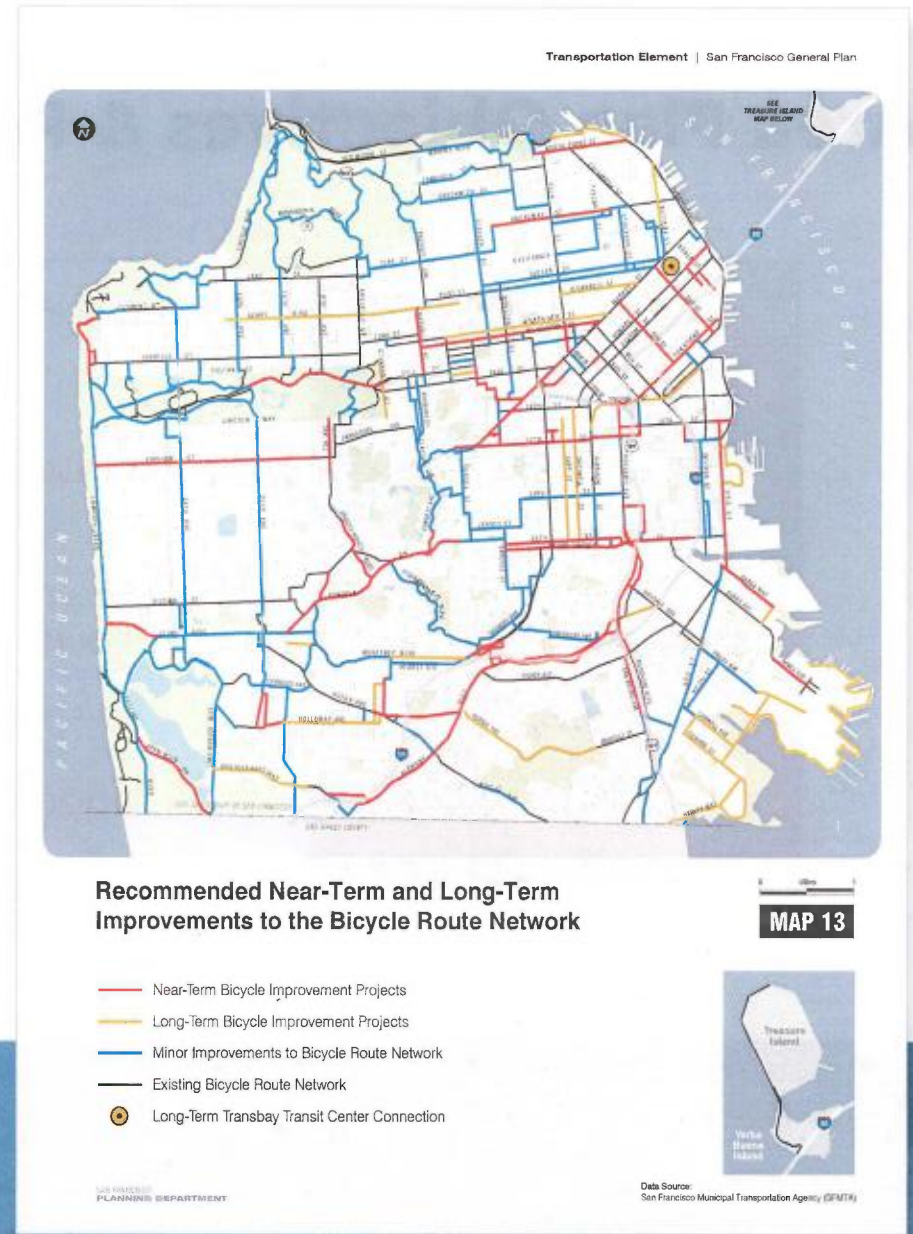
## Transportation Element: Map 13: Recommended Near-Term & Long-Term Improvements

- add the public realm plan boundary
- add footnote:

CENTRAL WATERFRONT-DOGPATCH  
PUBLIC REALM PLAN: The 2018 Public Realm  
Plan developed concept designs for Complete  
Streets and Open Spaces in this Public Realm  
Plan Area. Please refer to that Public Realm  
Plan for more specific recommendations for  
implementation.

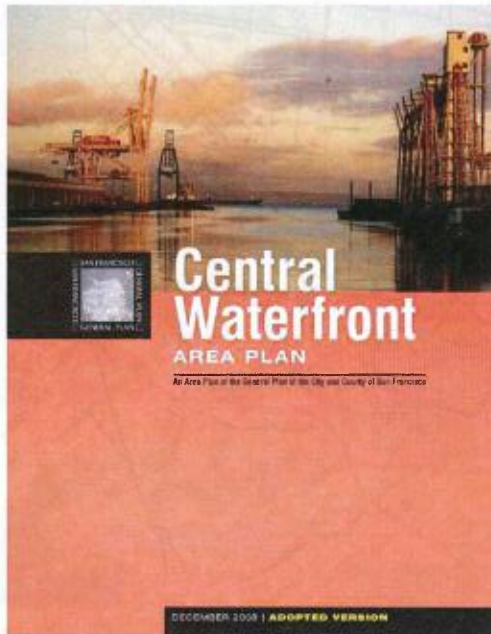


ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Area Plan Objectives & Policies



## POLICY 5.3.3

*Design intersections of major streets to reflect their prominence as public spaces.*

## POLICY 5.3.4

*Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.*

## POLICY 5.3.5

*Significant above grade infrastructure, such as freeways, should be retrofitted with architectural lighting to foster pedestrian connections beneath.*

## POLICY 5.3.6

*Where possible, transform unused freeway and rail rights-of-way into landscaped features that provide a pleasant and comforting route for pedestrians.*



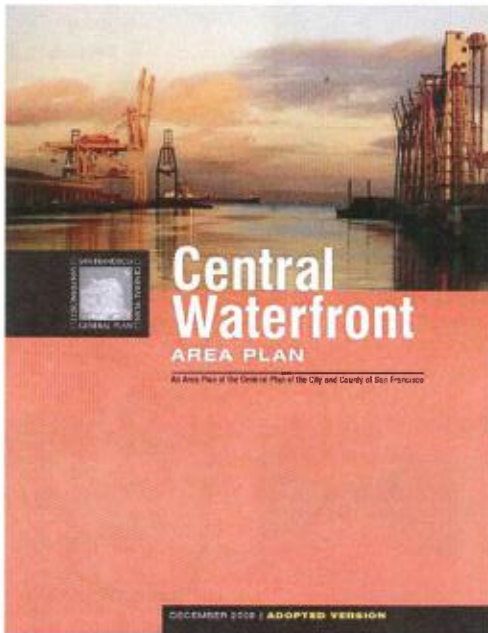
ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018



San Francisco  
**Planning**



# Area Plan Objectives & Policies



## POLICY 5.3.7

*Develop a continuous loop of public open space along Islais Creek*

## POLICY 5.3.8

*Pursue acquisition of the Tubbs Cordage Factory alignment to public access. Should it be infeasible to purchase the necessary property, future development should include...*

## POLICY 5.3.5

*Explore possibilities to identify and expand waterfront recreational trails and opportunities including the Bay Trail and Blue-Greenway.*

## OBJECTIVE 5.4

*The open space system should both beautify the neighborhood and strengthen the environment.*



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





# Related Planning Efforts



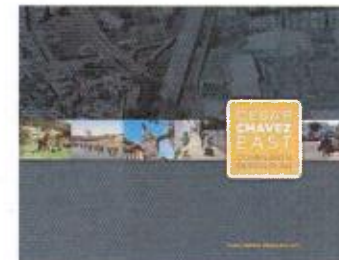
Green Connections  
City of San Francisco, March 2014



Dogpatch - Northwest Potrero GBD  
Management Plan and Green Vision Plan  
November 2013



Bicycle Strategy  
SFMTA  
April 2013



Cesar Chavez East  
Community Design Plan  
SF Planning, February 2012



Blue Greenway Planning and  
Design Guidelines  
Port of SF, July 2012



22nd Street Greening Master Plan  
Green Trust SF, May 2011



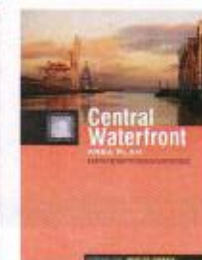
San Francisco Better Streets  
City of San Francisco, June 2010



Pier 70 Preferred Master Plan  
Port of SF, April 2010



SF Bicycle Plan  
SFMTA  
June 2009



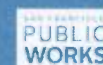
Central Waterfront  
Area Plan  
SF Planning, Dec. 2008



Eastern Neighborhoods  
SF Planning, August 2008



ARCHITECTURAL REVIEW COMMITTEE  
INFORMATIONAL HEARING | 15 AUGUST 2018





FILE NO.

ORDINANCE NO.

[Planning Code - Landmark Designation – 449 14th Street (aka former Welsh Presbyterian Church)]

**Ordinance amending the Planning Code to designate 449 14<sup>th</sup> Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, as a Landmark under Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.**

**NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
**Additions to Codes** are in *single-underline italics Times New Roman font*.  
**Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
**Board amendment additions** are in double-underlined Arial font.  
**Board amendment deletions** are in ~~strikethrough Arial font~~.  
**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) CEQA and Land Use Findings.

(1) The Planning Department has determined that the proposed Planning Code amendment is subject to a Categorical Exemption from the California Environmental Quality Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section 15308 of the Guidelines for implementation of the statute for actions by regulatory agencies for protection of the environment (in this case, landmark designation). Said determination is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that  
2 the proposed landmark designation of 449 14<sup>th</sup> Street (aka former Welsh Presbyterian  
3 Church), Assessor's Parcel No. 3546, Lot 026, will serve the public necessity, convenience,  
4 and welfare for the reasons set forth in Historic Preservation Commission Resolution No.  
5 \_\_\_\_\_, recommending approval of the proposed designation, which is incorporated  
6 herein by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of  
8 449 14<sup>th</sup> Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot  
9 026, is consistent with the San Francisco General Plan and with Planning Code Section  
10 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No.  
11 \_\_\_\_\_, recommending approval of the proposed designation, which is incorporated  
12 herein by reference.

13 (b) General Findings.

14 (1) Pursuant to Section 4.135 of the City Charter, the Historic Preservation  
15 Commission has authority "to recommend approval, disapproval, or modification of landmark  
16 designations and historic district designations under the Planning Code to the Board of  
17 Supervisors."

18 (2) A nomination for Article 10 Landmark Designation for 449 14<sup>th</sup> Street (aka  
19 former Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, was submitted to  
20 the Planning Department by owner of the property, Noe Vista, LLC.

21 (3) The nomination was prepared by VerPlanck Historic Preservation  
22 Consulting and reviewed by Desiree Smith and Tim Frye, Planning Department Preservation  
23 staff. All preparers meet the Secretary of the Interior's Professional Qualification Standards  
24 and Planning Department Preservation staff reviewed the report for accuracy and  
25 conformance with the purposes and standards of Article 10.

1 (4) The Historic Preservation Commission, at its regular meeting of  
2 \_\_\_\_\_, reviewed Planning Department Preservation staff's analysis of 449 14<sup>th</sup> Street  
3 historical significance pursuant to Article 10 as part of the Landmark Designation Case Report  
4 dated \_\_\_\_\_.

5 (5) On \_\_\_\_\_, the Historic Preservation Commission passed  
6 Resolution No. \_\_\_\_\_, initiating designation of 449 14<sup>th</sup> Street (aka former Welsh  
7 Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, as a San Francisco Landmark  
8 pursuant to Section 1004.1 of the Planning Code. Said resolution is on file with the Clerk of  
9 the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

10 (6) On \_\_\_\_\_, after holding a public hearing on the proposed designation  
11 and having considered the specialized analyses prepared by Planning Department  
12 Preservation staff and the Landmark Designation Case Report, the Historic Preservation  
13 Commission recommended approval of the proposed landmark designation of 449 14<sup>th</sup> Street  
14 (aka Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, in Resolution No.  
15 \_\_\_\_\_. Said resolution is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

16 (7) The Board of Supervisors hereby finds that 449 14<sup>th</sup> Street (aka former  
17 Welsh Presbyterian Church), Assessor's Parcel No. 3546, Lot 026, has a special character  
18 and special historical, architectural, and aesthetic interest and value, and that its designation  
19 as a Landmark will further the purposes of and conform to the standards set forth in Article 10  
20 of the Planning Code.

21 ///

22 ///

23 ///

24 ///



1           Section 2. Designation.

2           Pursuant to Section 1004 of the Planning Code, 449 14<sup>th</sup> Street (aka former Welsh  
3 Presbyterian Church), in Assessor's Parcel No. 3546, Lot 026, is hereby designated as a San  
4 Francisco Landmark under Article 10 of the Planning Code.

5  
6           Section 3. Required Data.

7           (a) The description, location, and boundary of the Landmark site consists of the City  
8 parcel located at 449 14<sup>th</sup> Street (aka former Welsh Presbyterian Church), Assessor's Parcel  
9 No. 3546 Lot 026, in San Francisco's Inner Mission neighborhood.

10          (b) The characteristics of the Landmark that justify its designation are described and  
11 shown in the Landmark Designation Case Report and other supporting materials contained in  
12 Planning Department Docket No. \_\_\_\_\_. In brief, 449 14<sup>th</sup> Street (aka former Welsh  
13 Presbyterian Church), in Assessor's Parcel No. 3546, Lot 026, is eligible for local designation  
14 as it is associated with events that have made a significant contribution to the broad patterns  
15 of our history; embodies the distinctive characteristics of a type, period, or method of  
16 construction; and represents the work of a master. Specifically, designation of 449 14<sup>th</sup>  
17 Street (aka former Welsh Presbyterian Church), Assessor's Parcel No. 3546 Lot 026, is  
18 proper given that it is associated with the reconstruction of San Francisco after the 1906  
19 Earthquake and Fire and San Francisco's Welsh community. It is also significant as a well-  
20 preserved example of a neighborhood church designed in the Gothic Revival style and as the  
21 work of master architect, Edward T. Foulkes.

22          (c) The particular features that shall be preserved, or replaced in-kind as determined  
23 necessary, are those generally shown in photographs and described in the Landmark  
24 Designation Case Report, which can be found in Planning Department Docket No. \_\_\_\_\_,  
25 and which are incorporated in this designation by reference as though fully set forth herein.

1 The character-defining interior features of the building are those associated with areas that  
2 have historically been accessible to the public and are depicted in the floor plans or photos in  
3 the Landmark Designation Report dated June 27, 2018. Specifically, the following features  
4 shall be preserved or replaced in kind:

5 The following exterior features, including overall form, massing, structural system,  
6 fenestration patterns, some cladding materials, and architectural ornament identified as:

7 (1) The overall height and massing of the two and partial three-story building,  
8 including its cruciform composition consisting of a square tower at the front, two shed-roofed  
9 transepts, and steeply pitched, gable-roofed sanctuary at the rear;

10 (2) The publicly visible portions of the building's exterior - in particular the  
11 primary north façade, including the north, east, and west sides of the tower and the north  
12 walls of the transepts;

13 (3) All visible ornament, including all door and window trim, raking cornice,  
14 crenellated parapet, and intermediate cornice;

15 (4) The original primary entrance, including the oak doors and quatrefoil  
16 ornaments and trim;

17 (5) Other exterior fenestration on north, east, and west facades, including

18 (A) On the north façade the Gothic-arch window at the center of the  
19 tower, the three windows on the transepts, and the louvered openings at the top of the belfry  
20 on the north, east, and west sides of the tower;

21 (B) The fenestration on the east and west sides of the sanctuary,  
22 including the tripartite windows with flat lintels on the first floor level and the tripartite windows  
23 with Tudor arches on the second floor level;

1 (6) Painted shingle cladding on north façade, including decorative shingle  
2 patterns;

3 (7) Remaining areas of rustic channel siding on the east, west, and south  
4 facades, including siding that may be concealed behind non-historic vinyl and asbestos  
5 siding on the east and south facades; and

6 (8) Remaining simple flying buttresses.

7 The character-defining interior features of the building are those associated with areas  
8 that have historically been accessible to the public, including the entry/stair hall, the gallery,  
9 the sanctuary, and the former Sunday school hall including:

10 (1) Footprint and volume of the spaces identified above except the Sunday  
11 school hall;

12 (2) Wall between gallery and sanctuary containing art glass transom and  
13 sidelights;

14 (3) All surviving trim in the spaces identified above, including wainscoting,  
15 stairs, balustrades, and doors; and

16 (4) Scissors trusses and corbels in the sanctuary;

17 (5) Wood flooring in the Sunday school hall, entry hall, stairs, and gallery; and

18 (6) General outline of dropped beam ceiling in Sunday school hall but not the  
19 beams themselves, which are clad in non-historic materials.

20  
21 ///

22 ///

23 ///

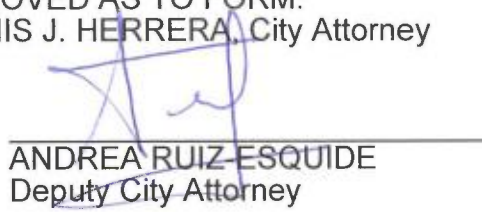
24 ///



1           Section 4. Effective Date. This ordinance shall become effective 30 days after  
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
4 of Supervisors overrides the Mayor's veto of the ordinance.

5  
6 APPROVED AS TO FORM:  
7 DENNIS J. HERRERA, City Attorney

8 By:

9   
ANDREA RUIZ-ESQUIDE  
Deputy City Attorney

10  
11 n:\legana\as2018\1800206\01295667.doc