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Received at HPC Hearing

6/19/19  
F. McMillen

## MEMORANDUM

**Date:** June 18, 2019

**To:** Frances McMillen, Senior Planner  
San Francisco Planning Department  
San Francisco, CA

**From:** Josh Bevan, Architectural Historian  
Garavaglia Architecture, Inc.

**Project:** Project No. 2019056 – 1315 Waller Street

**Re:** Preliminary Determination of Eligibility

**Via:** Email

This memorandum provides a preliminary opinion of historic eligibility for the residential property at 1315 Waller Street (APN 1255/080) in San Francisco's Haight Ashbury neighborhood, per the request of Aimee Marie Lafont Leifer, owner of the subject property. This memorandum has been prepared following review of a case report prepared by the San Francisco Planning Department (Planning Department) regarding an application for Landmark Designation for the property (Case No. 2019-006264DES), and landmark application documentation provided by the owner. The landmark designation application is related to a Mills Act application. Garavaglia Architecture, Inc. (GA) acknowledges that additional research and full evaluation of the property, or a nomination to local, State, or National registers, may be required to substantiate eligibility for the Mills Act program in San Francisco.

### The "Four Seasons"

1315 Waller Street (historically addressed 1305 Waller Street) was constructed in 1896 for shipwright and speculative property developer, John A. Whelan. In addition to the subject property, which Whelan owned and occupied during the early 1900s, the shipwright-turned-developer commissioned three neighboring residences of similar design contemporaneously. Collectively, the string of four residences addressed 1315, 1321-23, 1329, and 1333-35 Waller Street has become known as the "Four Seasons," with the subject building known as "Winter," as expressed by its decorative snowflake ornamentation.<sup>1</sup>

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<sup>1</sup> Prepared by Frances McMillen, Senior Planner, San Francisco Planning Department Case Report: 2019-006264DES. Prepared for Historic Preservation Hearing held June 19, 2019.

Application for Historic Landmark Designation

As described in the San Francisco Planning Department's Application for Historic Landmark Designation:

Landmarks can be significant for a variety of reasons. The criteria are based on those used by the National Register of Historic Places. They include:

- Properties significant for their association with historic events, including the city's social and cultural history [this criteria aligns with National Register Criterion A (Events)]
- Properties significant for their association with a person or group important to the history of the city, state or country [this criteria aligns with National Register Criterion B (Persons)]
- Properties significant for their architecture or design [this criteria aligns with National Register Criterion C (Architecture)]
- Properties that are valued as a visual landmark, or that have special character or meaning to the city and its residents [This criterion appears to be San Francisco Landmark-specific]
- Collections of properties or features that are linked by history, plan, aesthetics or physical development.<sup>2</sup> [This criterion appears to be San Francisco Landmark-specific]

Review of Landmark Application

In an effort to provide a preliminary opinion of the subject property's eligibility as a San Francisco Landmark, GA reviewed documentation provided by the owner, which has been reviewed by the San Francisco Planning Department staff. Upon review, GA concurs with the Planning Department's recommendations as provided in the case report regarding the need for further research to establish significant association to John A. Whelan, significance of the building's design, and additional documentation to support eligibility of the property and the four-property grouping known as the "Four Seasons" as visual landmarks.

The report appears to provide sufficient information relating to the building's architectural description, owner and occupancy history, and evidence that the building appears to retain historic integrity. The application could be amended to include a more substantial discussion of the development of the subject property and the "Four Seasons," within the context of the early development of the Haight Ashbury neighborhood during the late 19th and early 20th centuries and any association with counterculture movement and other potentially significant themes of the 1960s/1970s.

It is important to provide additional discussion of the building's design with respect to: its embodiment of distinct characteristics of the Queen Anne style; additional evidence to determine whether the John A. Whelan was a significant builder relative contemporary builders, such as the notable Hinkel builders of San Francisco. This information is key to determining character-defining features that ultimately serve to guide rehabilitation or restoration work under Mills Act contracts.

<sup>2</sup> San Francisco Planning Department, Application for Historic Landmark Designation, 1. Accessed online, June 18, 2019. [http://forms.sfplanning.org/Historic\\_Landmark\\_Designation\\_Application.pdf](http://forms.sfplanning.org/Historic_Landmark_Designation_Application.pdf).

### John A. Whelan

The landmark application identifies Whelan as a prominent shipwright and developer responsible for the "Four Seasons." GA recommends additional study to determine if Whelan constructed similar groupings of houses in San Francisco beyond the "Four Seasons" to determine if the developer's body of work was distinct or influential relative to other period builders. As described by the National Park Service (NPS):

Criterion B [Person] applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements.

The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group. [...]

### *Comparison to Related Properties*

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or productive life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.<sup>3</sup>

Given the above recommendations by NPS, additional scholarship is required to establish the subject building's place within Whelan's body of work, and to solidify the argument that Whelan made significant contributions to local history. Such will assist in determining if the building has significant association with Whelan, who was active in the ship building industry prior to the construction of the subject property.

### Queen Anne Architectural Style

The Queen Anne style was the dominant architectural style of the Victorian period in America from the late 1870s through the first decade of the 20th century. The availability of pattern books and mail-order house plans accounted for the popularity and wide dissemination of the style in America following its introduction at the 1876 Centennial Exhibition in Philadelphia. Expanding transportation networks lowered the expense of commuting and expedited the construction process, which allowed for pre-cut architectural details to be conveniently available throughout much of the nation.

Queen Anne construction became the first distinctly American house style and was considered appropriate for each class and economic level of society as the cost of suburban living became affordable to an increasingly broad spectrum of the population. Floor plans could be easily individualized to suite a family's needs, and houses could be adapted for size, shape, and

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<sup>3</sup> National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation, VI. How to Identify the Type of Significance of a Property," National Park Service website. Accessed June 18, 2019. [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_6.htm#crit%20b](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm#crit%20b).

materials. As designs became adapted for more modest incomes, the public came to enthusiastically embrace the decorative style as a symbol of wealth and success. As the style progressed westward, it increased in popularity and creative expression, with some of the more fanciful examples occurring in California and the New South.<sup>4</sup>

Historian Virginia McAlester describes the following identifying features of Queen Anne style residences:

Steeply pitched roof of irregular shape, usually with dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical facade with partial or full-width porch which is usually one-story high and extended along one or both side walls.<sup>5</sup>

The style was applied to residences of varying heights and scales, including side-by-side town or row house typologies as in the case of the subject building and neighboring dwellings along its block face. Many Queen Anne style houses were ornamented with wood elements ranging from delicate spindlework, elaborate plaster motifs to molded window and door surrounds and Classical elements such as columns, capitals, and dentils along cornices. Gabled ends were often pedimented, with a variety of ornamentation ranging from patterned shingles, plasterwork, or artful woodwork applied.<sup>6</sup>

The subject building features many of the above-described features of the Queen Anne Style, resulting in a design that appears to embody distinct characteristics of a style to the degree that individual eligibility to National Register under Criterion 3 (Architecture) at the local level of significance is merited. The building also appears to be eligible for the California Register of Historical Resources under similar criteria, as the evaluative criteria for the California Register are based closely on those of the National Register.

With the building's relationship to the neighboring three houses forming the "Four Seasons" in mind, it is the professional opinion of Garavaglia Architecture, Inc. that although the subject building itself provides an excellent example of its particular style, the assemblage of the "Four Seasons" as a whole, forms an architecturally distinct grouping of residences that stands out as an important grouping relative to identified examples in the City.

Although understandably a more complex scenario, consideration of the "Four Seasons" as a compact Landmark District merits consideration under the following Landmark criteria:

Collections of properties or features that are linked by history, plan, aesthetics or physical development.<sup>7</sup>

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<sup>4</sup> Ames, David L., and Linda Flint McClelland. "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," National Park Service, 2002; and, McAlester, Virginia Savage, *A Field Guide to American Houses*, (Alfred A. Knopf: New York, 2013); and, Patricia McAlester, "Queen Anne Style House: Influences on American Architecture," *Housing & Society*, Vol. 23, No. 3., 1996; and, Carole Rifkind, *A Field Guide to American Architecture*, (New York, Bonanza Books, 1980).

<sup>5</sup> Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 345.

<sup>6</sup> *Ibid.*, 348-349.

<sup>7</sup> San Francisco Planning Department, Application for Historic Landmark Designation, 1. Accessed online, June 18, 2019. [http://forms.sfplanning.org/Historic\\_Landmark\\_Designation\\_Application.pdf](http://forms.sfplanning.org/Historic_Landmark_Designation_Application.pdf).

Based upon preliminary study of the subject building and neighboring residences, the "Four Seasons" exhibit cohesive architectural design, chronological linkage, and form a thematic ensemble expressive of period design and a builder's distinct application of the Queen Anne style to a row house typology. Within a city home to a considerable number of residences exhibiting a similar Queen Anne style aesthetic, the "Four Seasons" stands out as an assemblage.

Eligibility as Qualifying Factor for Mills Act Contract Program

According to the San Francisco Planning Department's *Mills Act Historical Property Contract Information Packet and Application Guide*, a property may be to participate in the Mills Act Contract Program if it is considered a Qualified Historic Property that is:

- Designated as an individual landmark, or;
- Listed as a Contributor to a landmark district, or;
- Individually listed on the California Register or National Register, or;
- Listed as a contributor to a California Register or National Register district.

Additional eligibility is established through categorical designation under Article 11 of the Planning Code, under which the subject property does not appear to be eligible.<sup>8</sup>

Thus, GA recommends further that the applicant consider a nomination of the "Four Seasons" Landmark District if Landmark status is desired, or nomination of the subject building to the California or National registers if individual designation is feasible.

Thank you your consideration of this information,

Josh Bevan

cc: Mike Garavaglia, Principal  
mike@garavaglia.com

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<sup>8</sup> San Francisco Planning Department's *Mills Act Historical Property Contract Information Packet and Application Guide*, 3. Accessed online, June 18, 2019. [http://commissions.sfplanning.org/hpcpackets/2016-004157OTH\\_Mills%20Act\\_10.03.2018.pdf](http://commissions.sfplanning.org/hpcpackets/2016-004157OTH_Mills%20Act_10.03.2018.pdf)

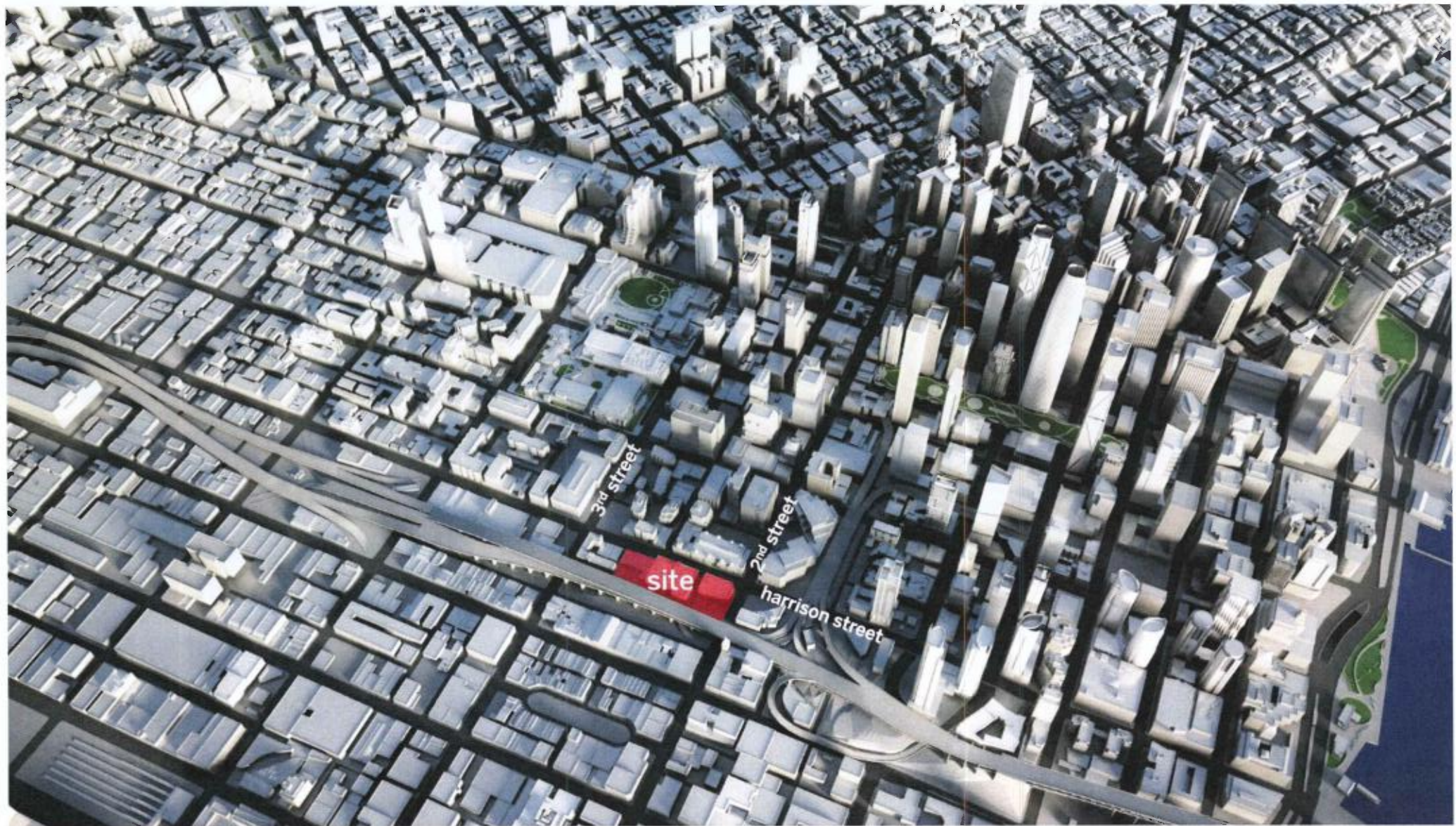
Received at HPC Hearing 6/19/19  
*J. Greer*



## 645 Harrison

HPC ARC Informational Meeting  
19 June 2019

   
ONE VASSAR SOM



## 2nd St Cut



View looking south from Market St before the 2nd St cut (1868)



2nd st cut in progress below (1869)

## Harrison St Regrading

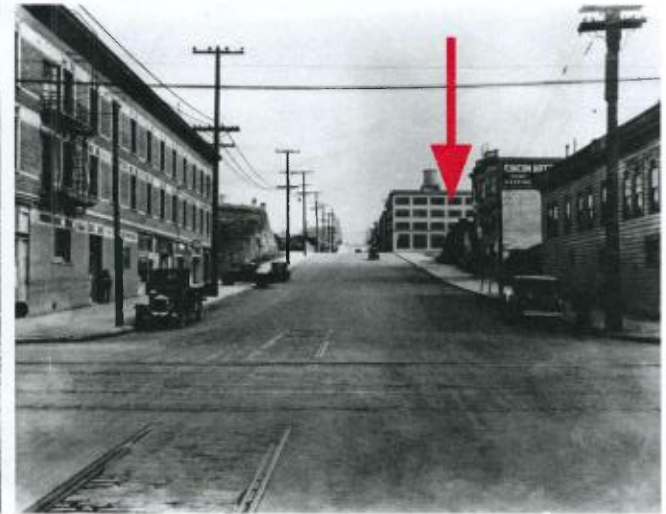
- View looking east from 3rd



1920

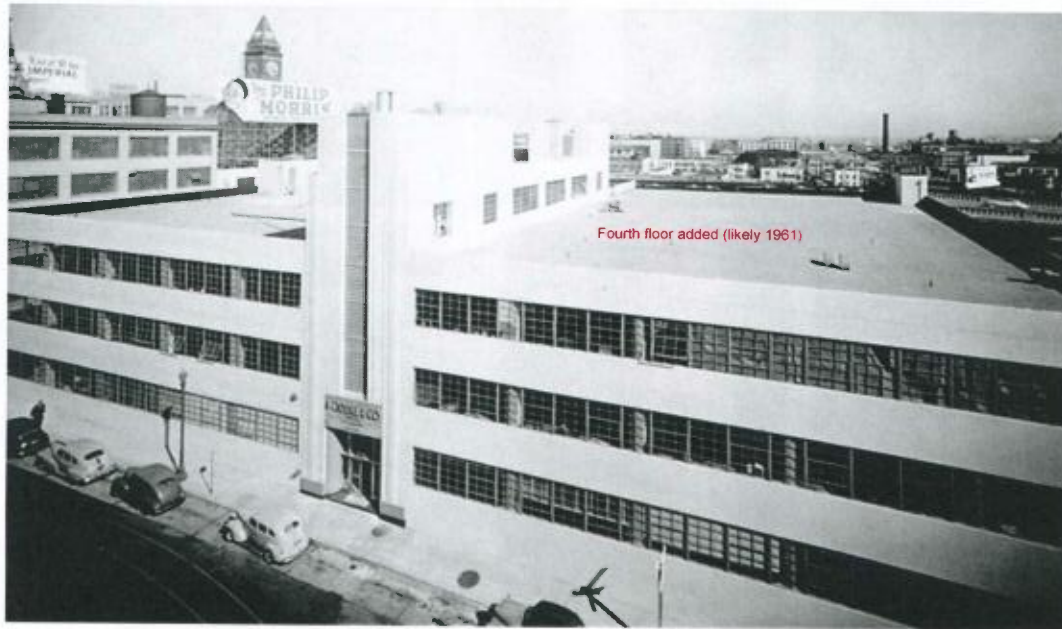


1930



1933

# A Carlisle & Co, 1947



645 Harrison at Vassar

street address

3763 block number

105 lot number

2 summary

building type/use/number of floors

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

☐ PROPOSED FOR FURTHER INVESTIGATION

☐ CORNICE, PARAPET, APPENDAGE

Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

☐ REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

Engle 7/76 date

Field Notes

powerful moderne imagery, almost Mendelssohnian.

Review Notes

Junior League Listing

☐ text ☐ index ☐ file

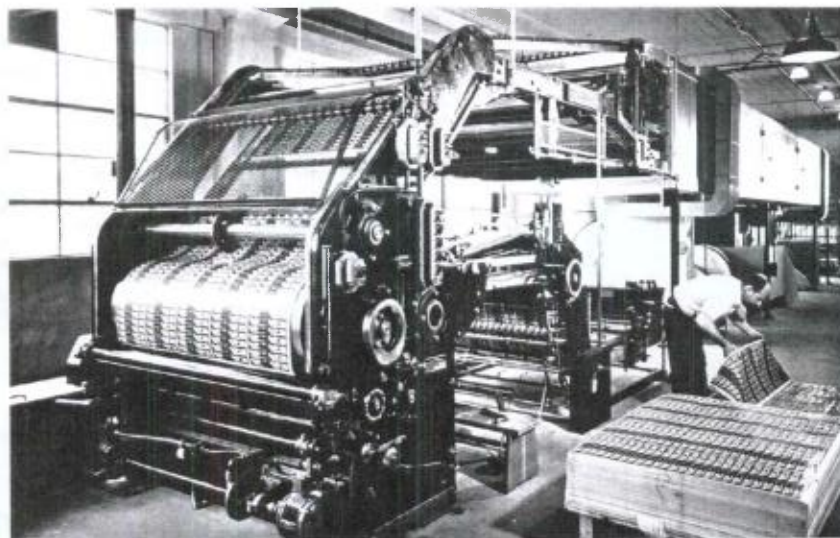
☐ Northern California Guide

☐ Other Listing

photo 211-25

Department of City Planning Architectural Quality Survey, 1976

A Carlisle & Co.



HRE

REVISED DRAFT

## ONE VASSAR, SAN FRANCISCO HISTORIC RESOURCE EVALUATION

**PREPARED FOR:**

One Vassar, LLC  
433 California Street, 7th Floor  
San Francisco, CA 94104  
Contact: Sharon Lai  
(415) 982-1218 ext. 226

**PREPARED BY:**

ICF  
201 Mission Street, Suite 1500  
San Francisco, CA 94105  
Contact: Gretchen Hilyard Boyce  
(415) 677-7172  
gretchen.hilyard@icf.com

April 2019



### 4.1.2.1 Character-Defining Features

Based on the identified reasons for significance and period of significance defined above, ICF has identified the following interior and exterior character-defining features of the property at 665 Harrison Street.

**Interior Features**

- Central lobby, including
  - Terrazzo floor with inlaid decorative motif
  - Terrazzo baseboards
  - Terrazzo steps
  - Main staircase
- Reinforced concrete column support system throughout interior

**Exterior Features**

- Four-story height
- Reinforced concrete construction
- Flat roof
- Flagpole over main entrance tower
- Elements of the International Style, including:
  - Horizontal massing configured in 11 structural bays along the primary facade
  - Horizontal bands of industrial steel sash windows
  - Horizontal scored speed lines in the concrete

One Vassar Historic Resource Evaluation Part I

4-3

April 2019  
ICF 00461.16

One Vassar, LLC

Evaluation

- Centralized Art Deco style entrance tower articulated with glass block
- Recessed central entry surrounded by molded columns with paired metal doors with sidelights and glazed transom.

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# HRE

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Typical mushroom column



Typical column at exterior wall



Column at L4 addition

# HRE

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One Vassar Historic Resource Evaluation Part I

4-3

April 2019  
HCF 000461.16

One Vassar, LLC

Evaluation

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January 2014



Feb 2015

# HRE

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One Vassar Historic Resource Evaluation Part I

4-3

April 2019  
HCT 00481.1A

One Vassar, LLC

Evaluation

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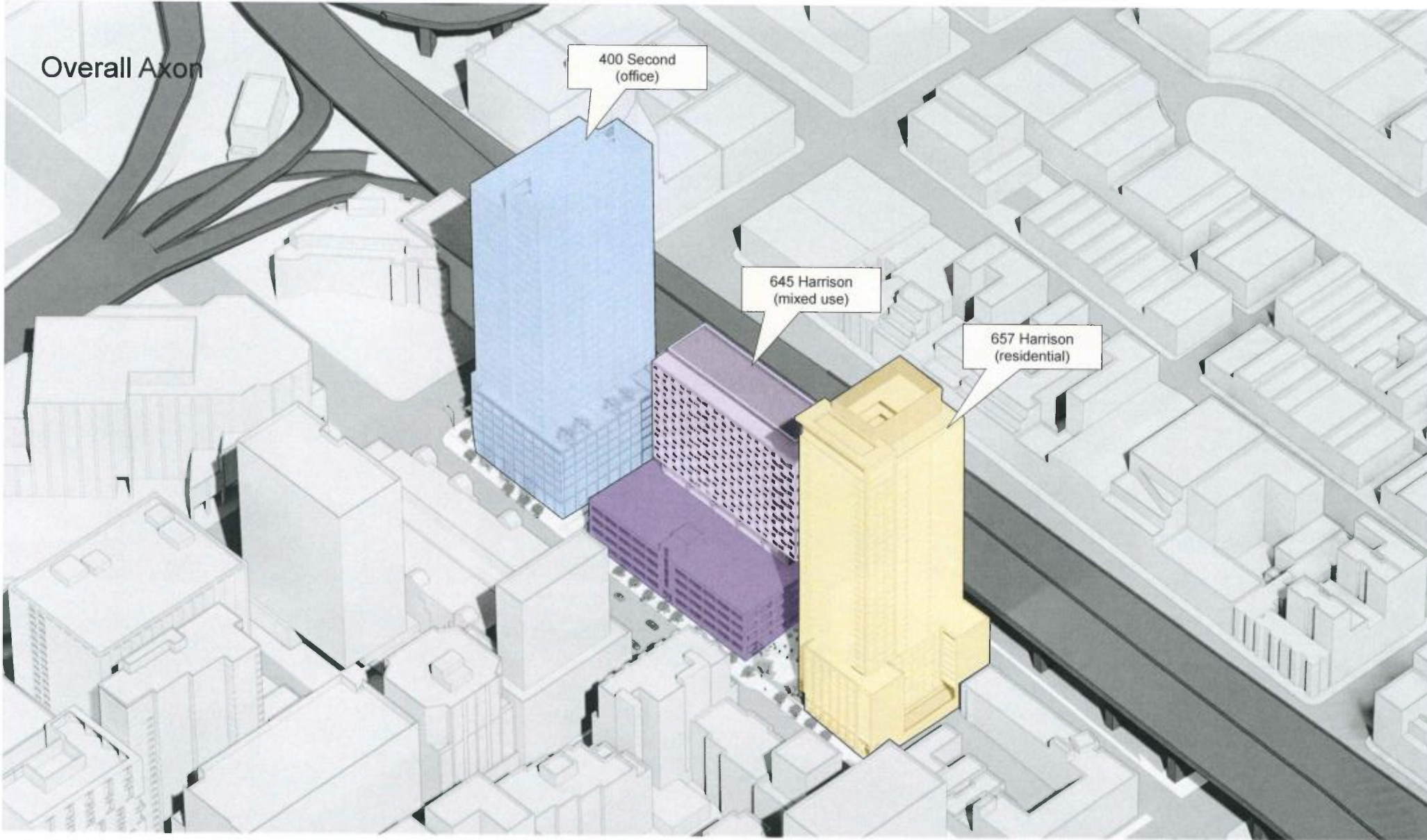


Overall Axon

400 Second  
(office)

645 Harrison  
(mixed use)

657 Harrison  
(residential)





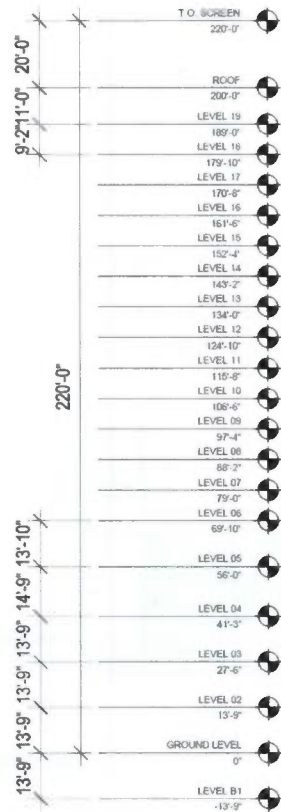
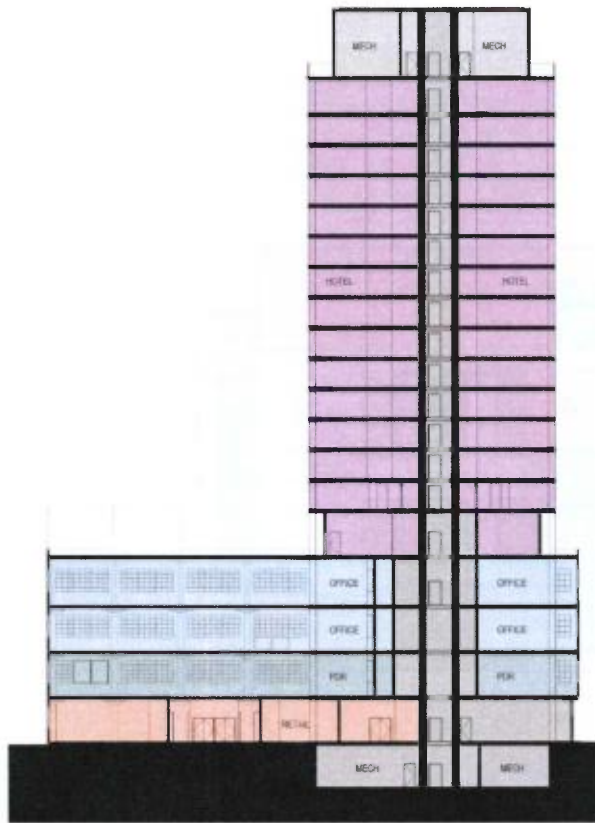
# Site plan



ONE VASSAR

SKIDMORE, OWINGS & MERRILL LLP

## Section



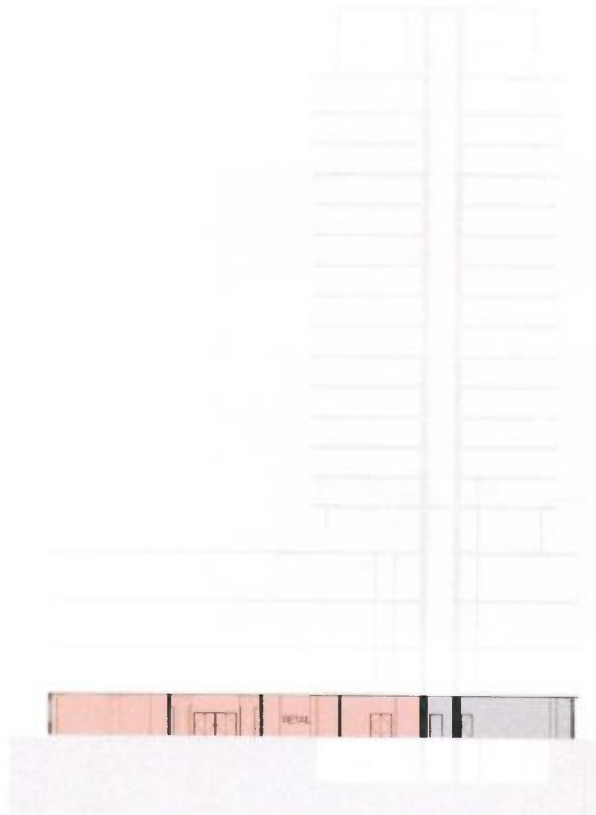
15 story addition

existing 4 stories adaptive reuse

ONE VASSAR

SKIDMORE, OWINGS & MERRILL LLP

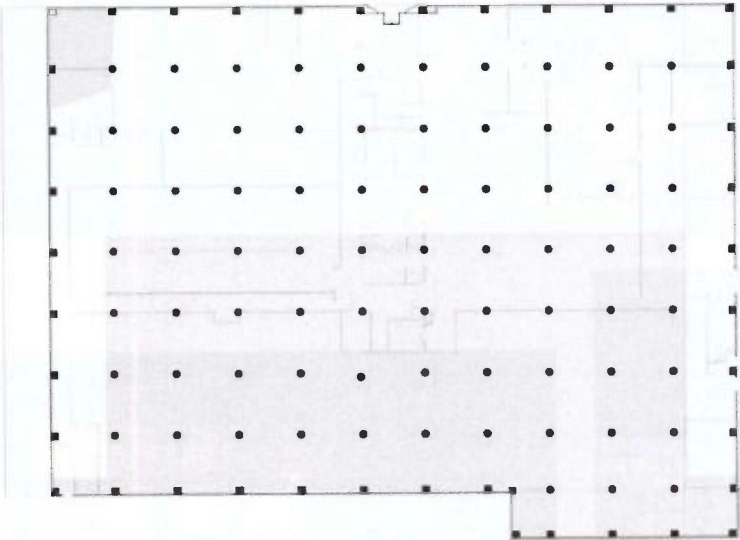
Ground floor: market hall,  
lobbies, and service



ONE VASSAR

SKIDMORE, OWINGS & MERRILL LLP

1st Floor Plan



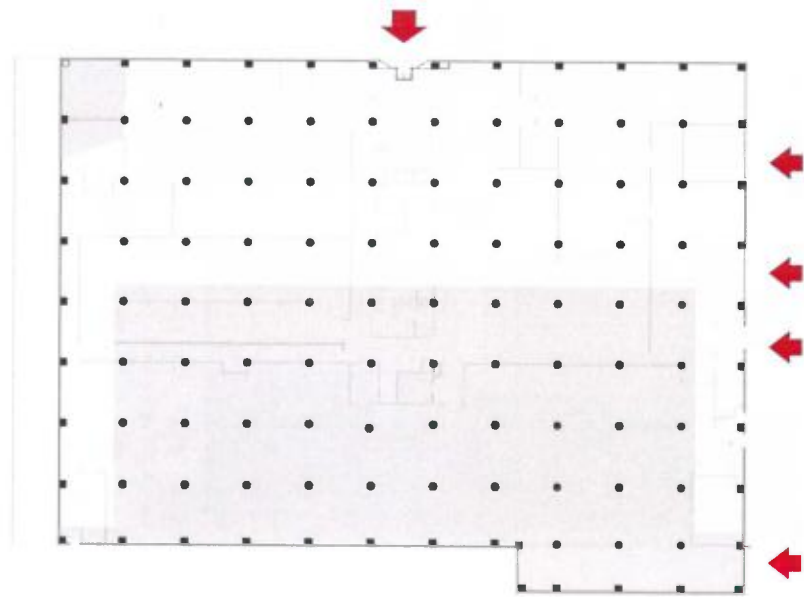
City Right of Way

EXISTING



PROPOSED

1st Floor Plan

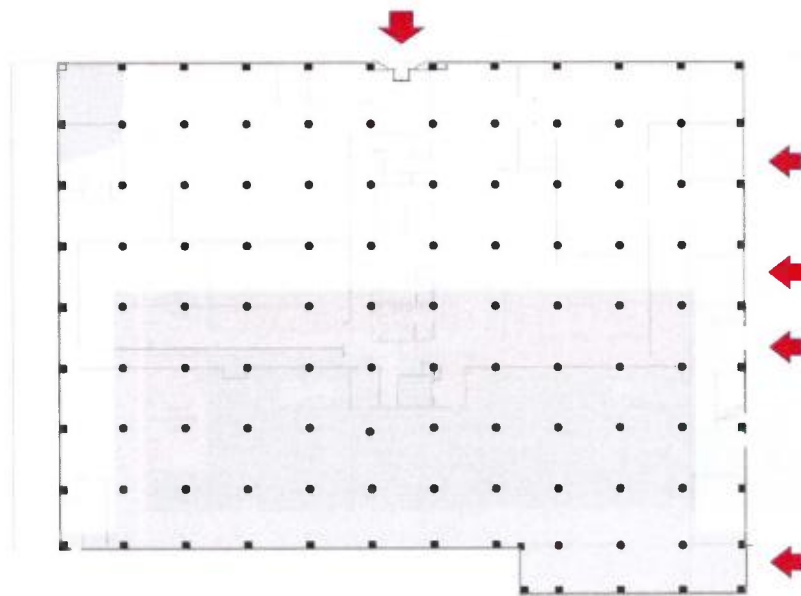


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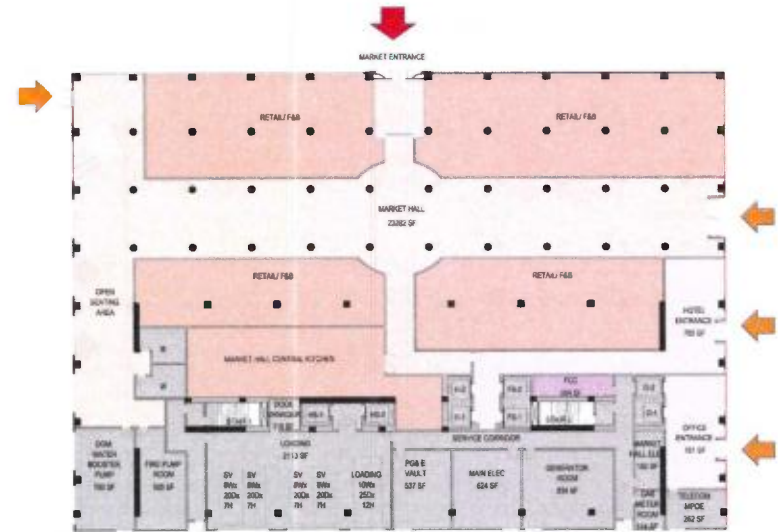
PROPOSED

# 1st Floor Plan



City Right of Way

EXISTING



PROPOSED

ONE VASSAR

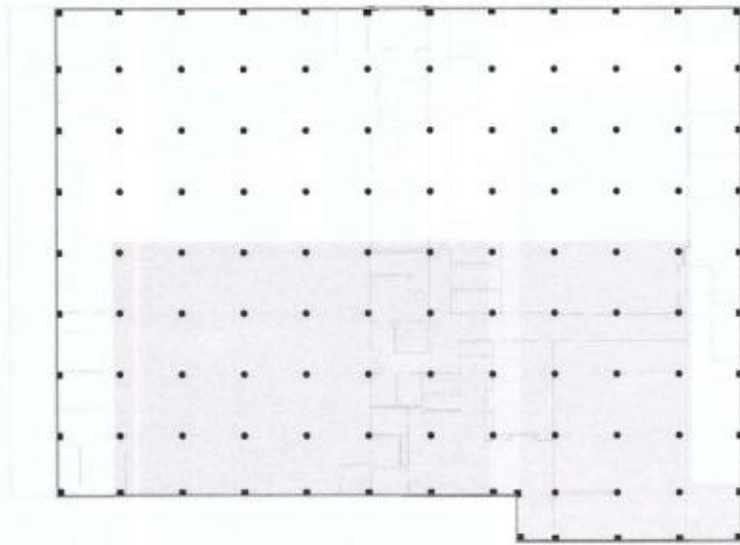
SKIDMORE OWINGS & MERRILL LLP

Podium:  
PDR & Office

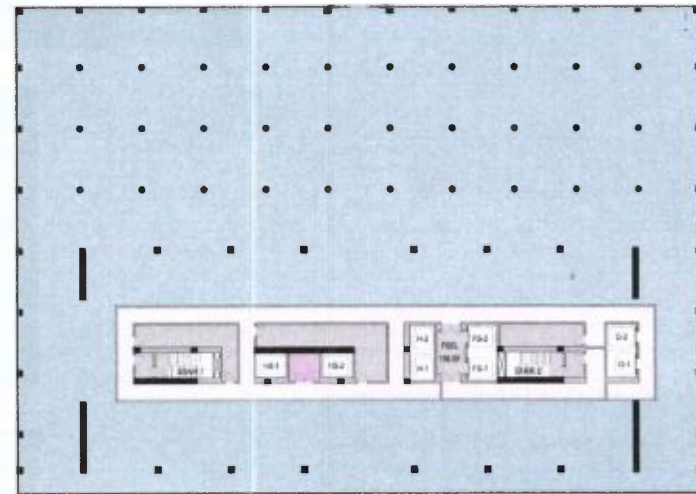


ONE VASSAR  
SKIDMORE, OWINGS & MERRILL LLP

## 2nd- 4th Floor Plan

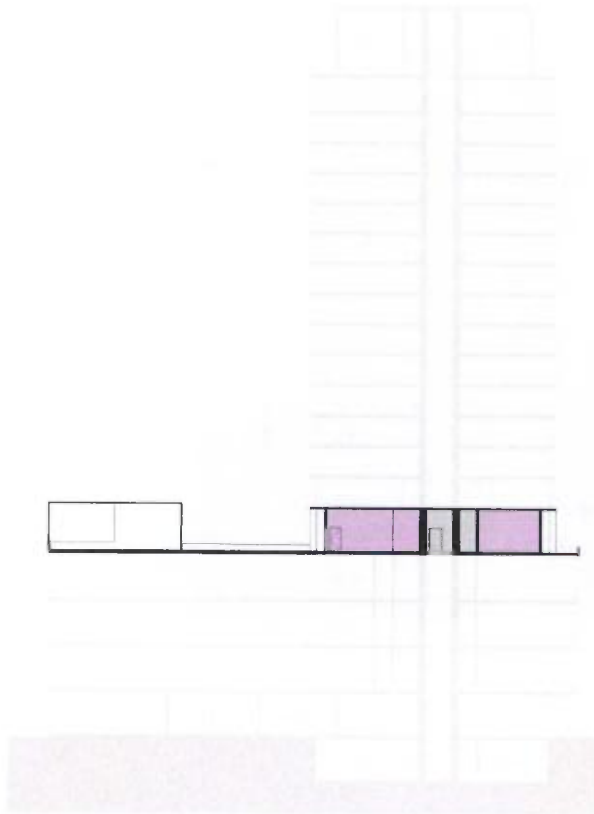


EXISTING



PROPOSED

Level 5: hotel lobby, amenities,  
and roof deck

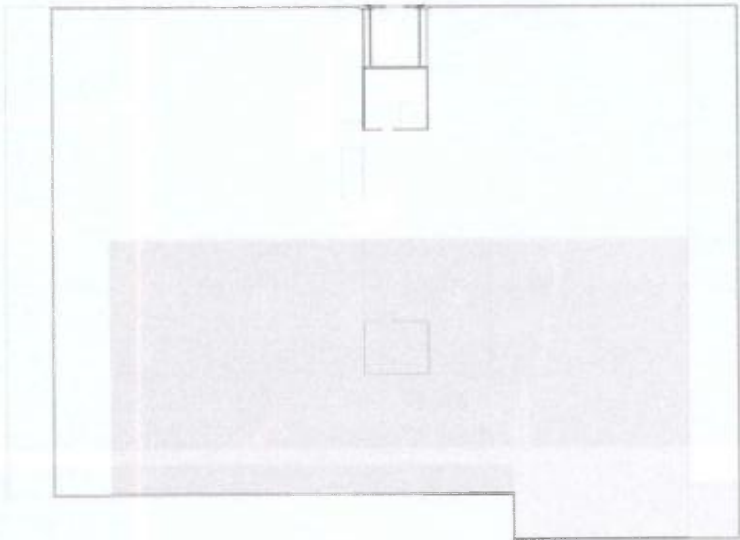


ONE VASSAR

SKIDMORE, OWINGS & MERRILL LLP



5th Floor Plan

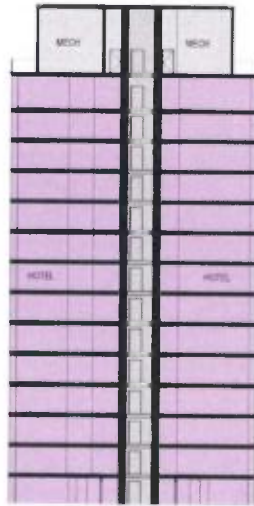


EXISTING



PROPOSED

## Level 6-19: hotel guest rooms



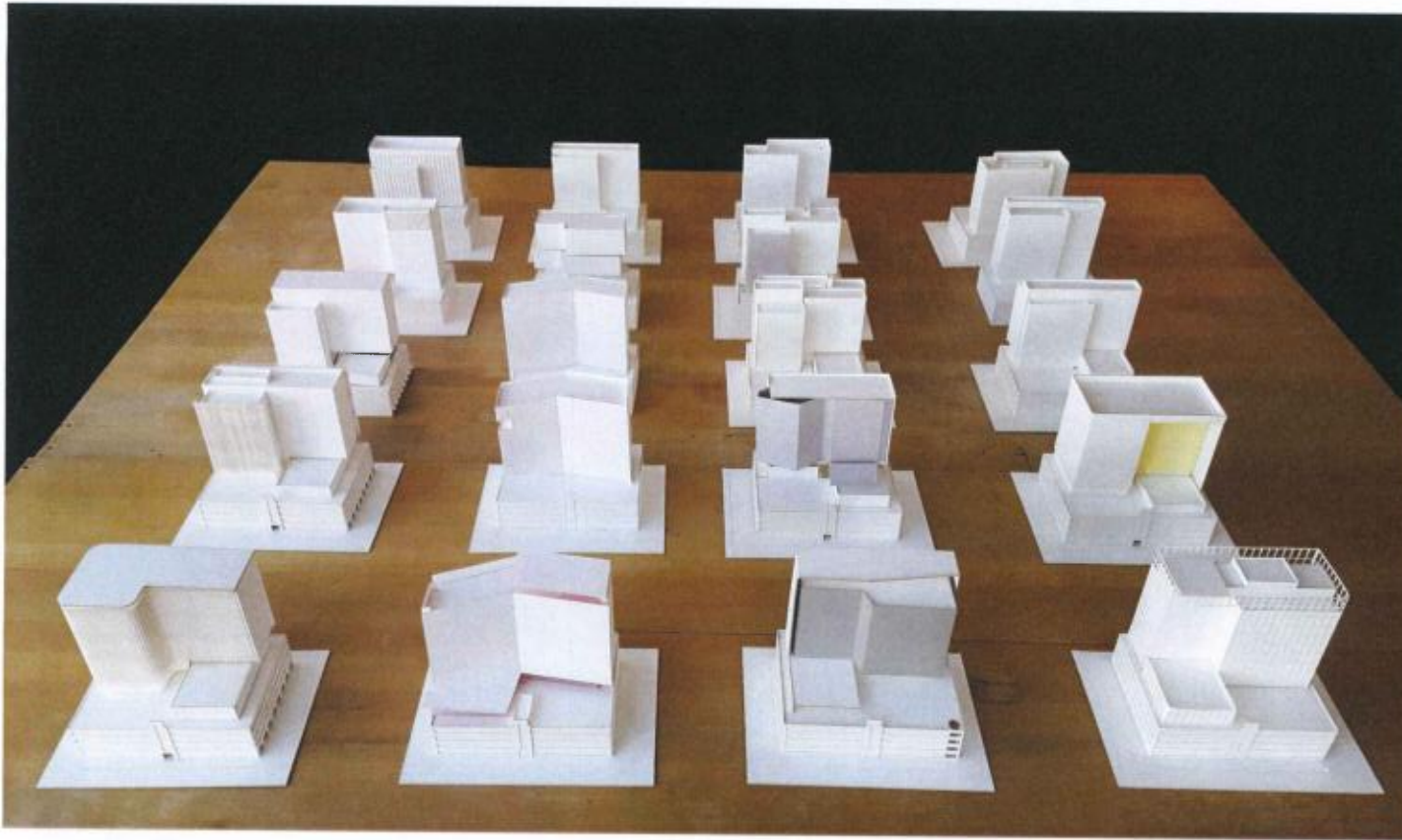
ONE VASSAR  
SKIDMORE, OWINGS & MERRILL LLP

Typical Tower Floor Plan



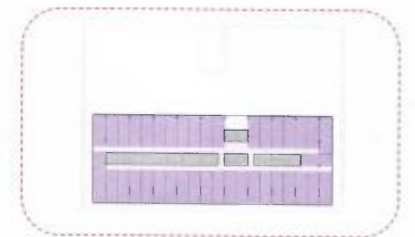
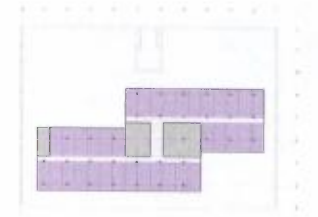
PROPOSED

## Massing Studies



ONE VASSAR

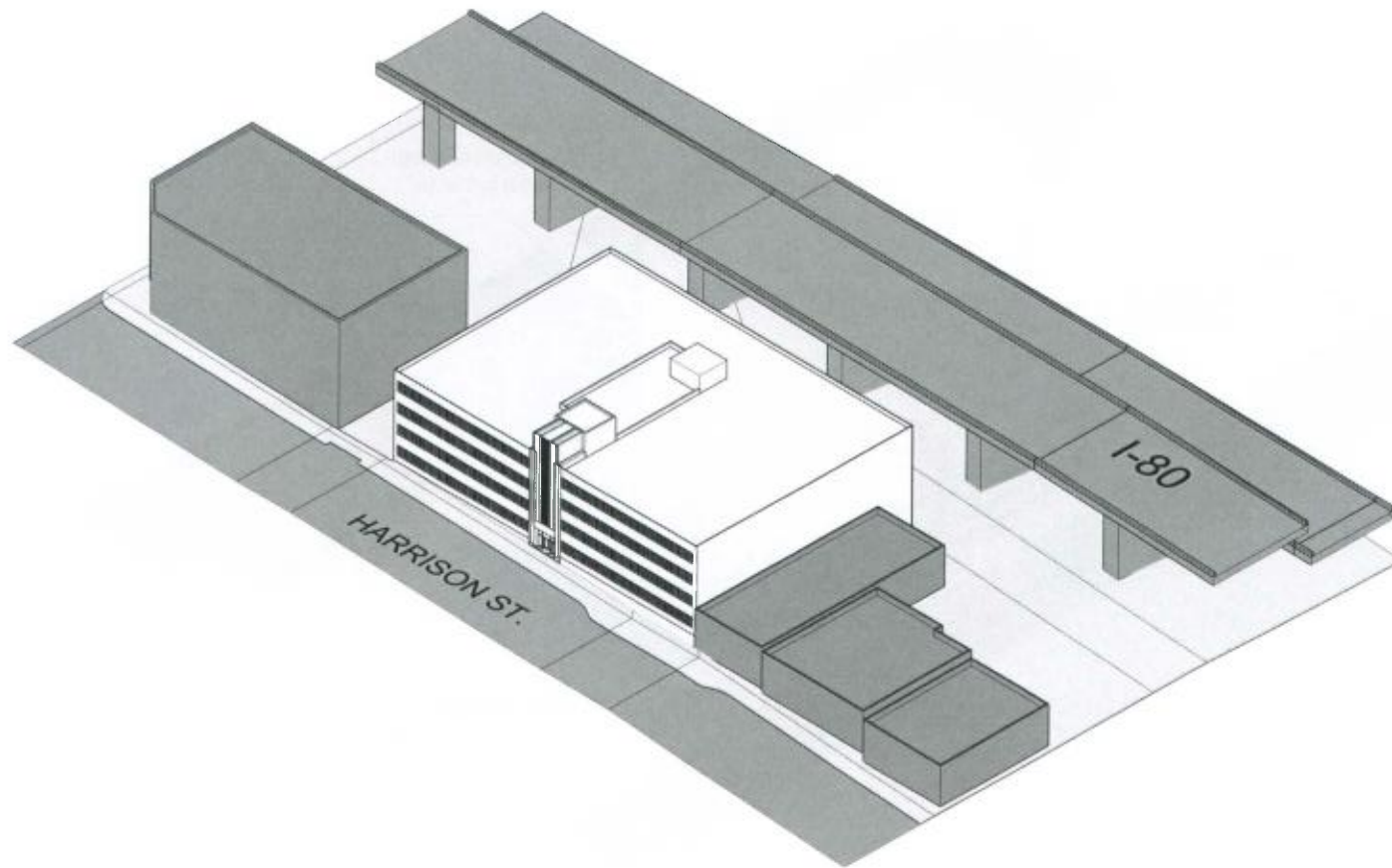
SKIDMORE, OWINGS & MERRILL LLP



A simple bar is not the most efficient hotel plan, but allows the most minimal impact on the historic podium.



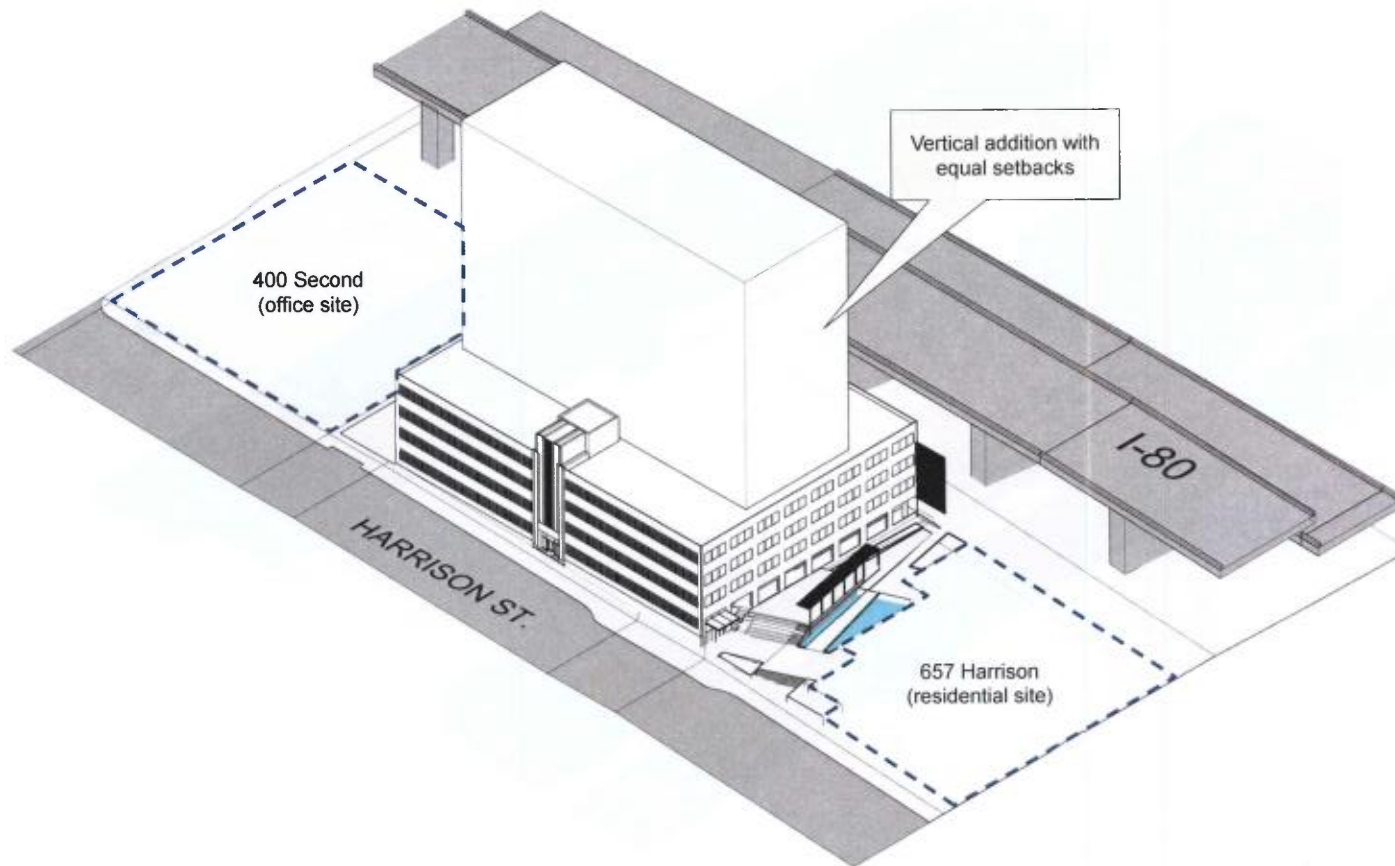
## Addition approach



ONE VASSAR

SKIDMORE, OWINGS & MERRILL LLP

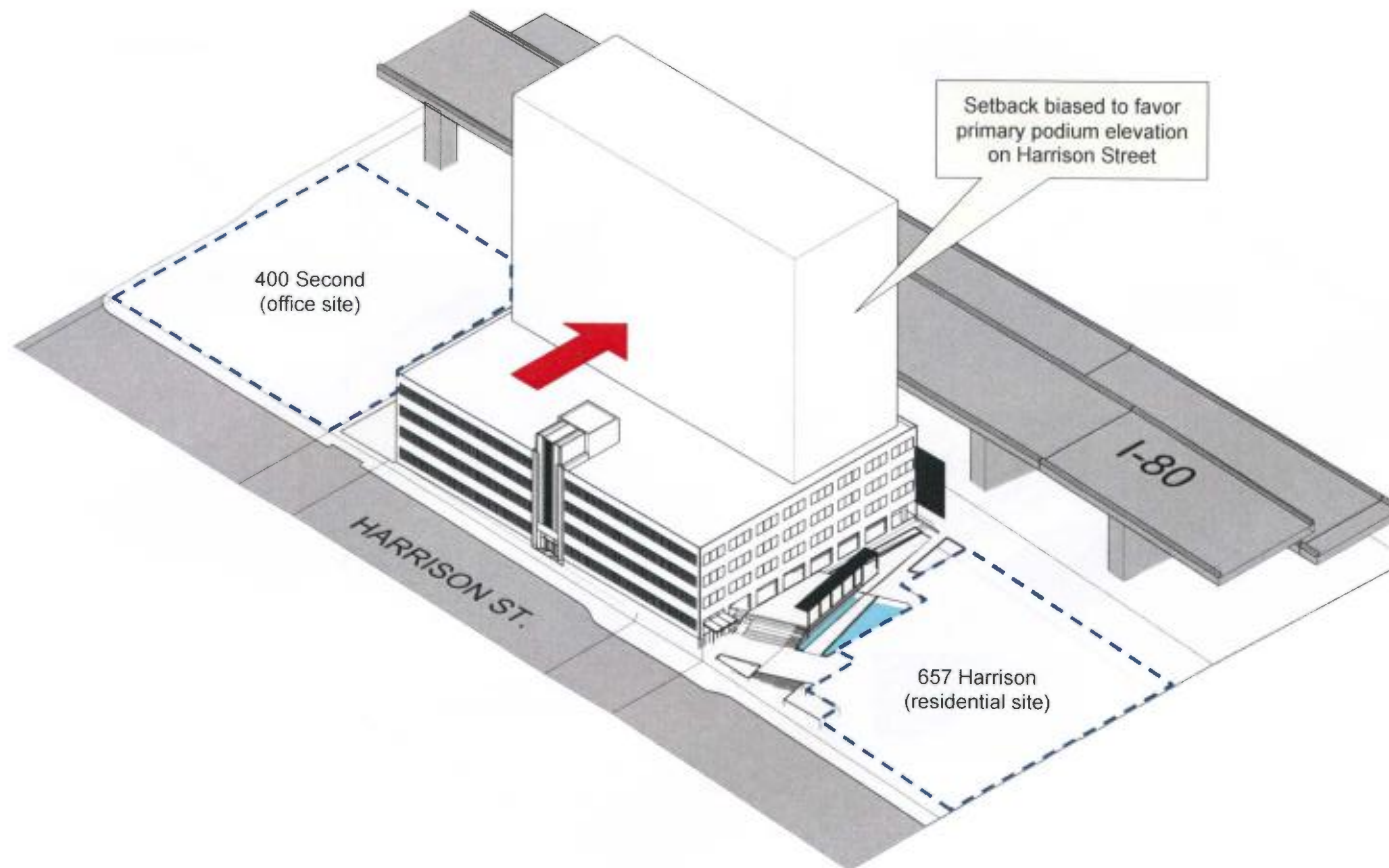
## Addition approach



ONE VASSAR

SKIDMORE OWINGS & MERRILL LLP

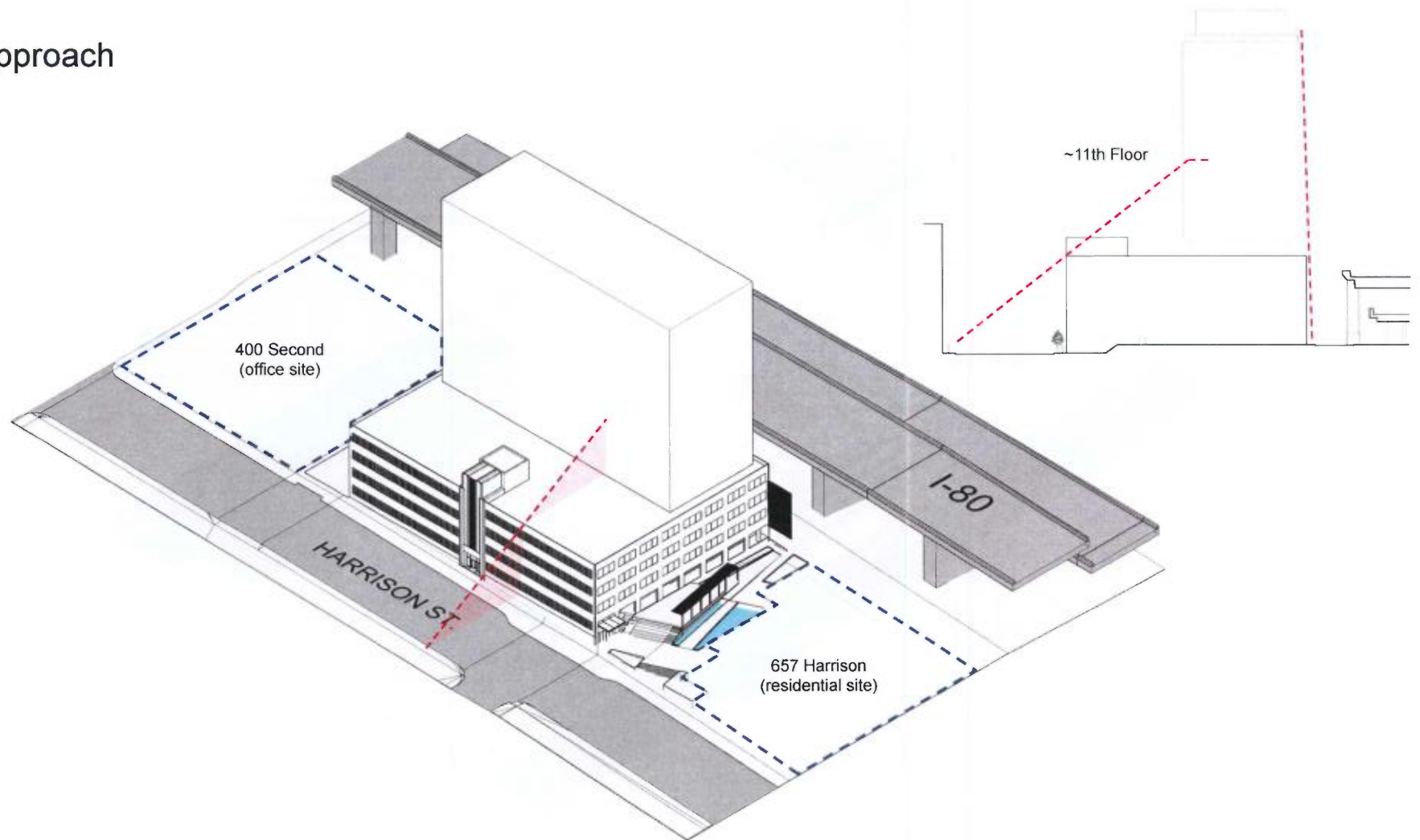
## Addition approach



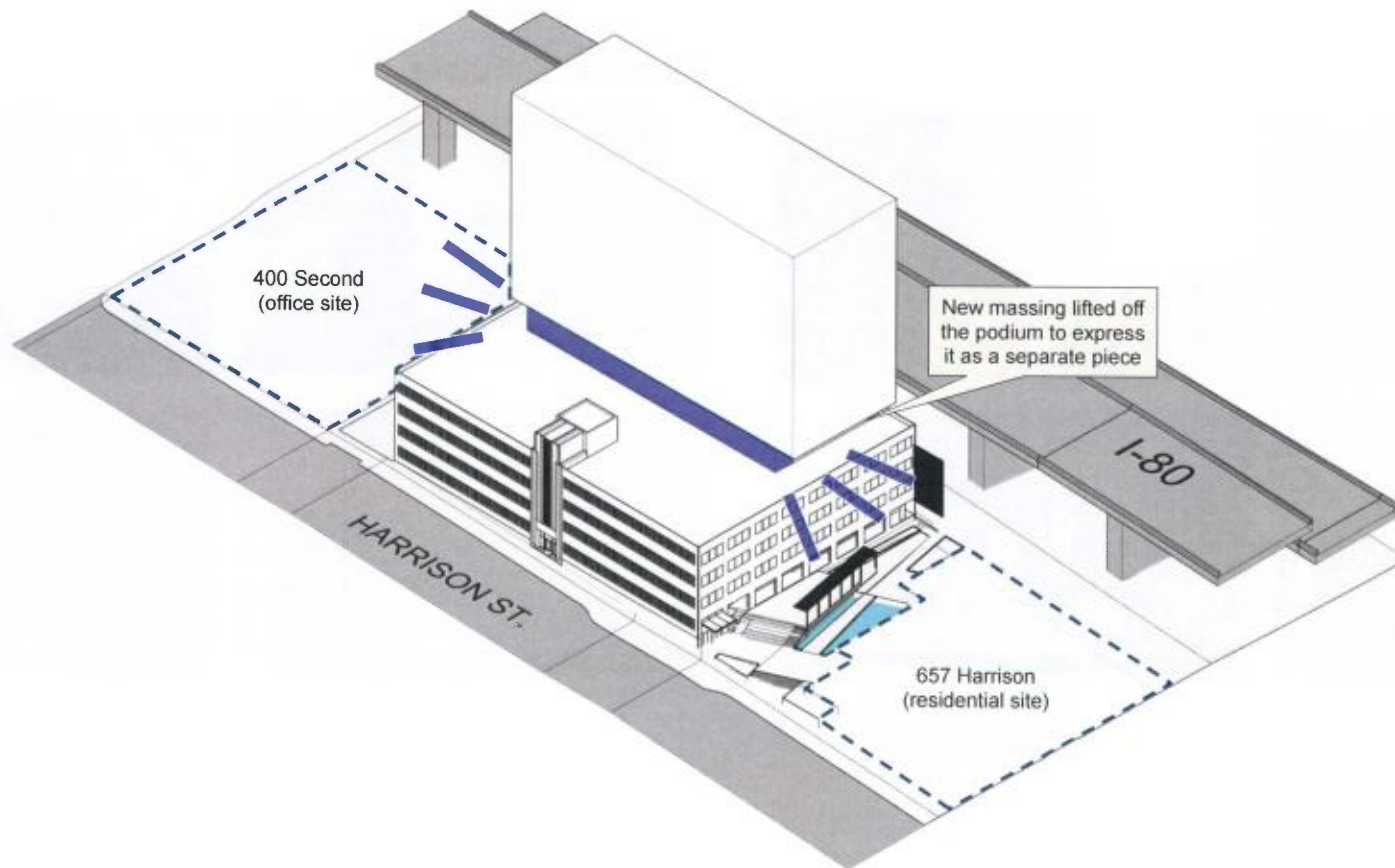
ONE VASSAR

SKIDMORE, OWINGS & MERRILL LLP

## Addition approach



## Addition approach



ONE VASSAR

SKIDMORE, OWINGS & MERRILL LLP

## Lifted vs Stacked

### Lifted Volume



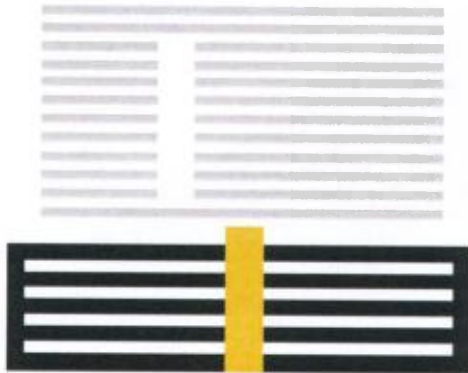
### Stacked Volume



ONE VASSAR

SKIDMORE, OWINGS & MERRILL LLP

# Design Concept



## NEW ADDITION

Balanced composition of horizontal movement with vertical accent

## HISTORICAL BUILDING

Symmetrical composition of horizontal movement with vertical accent

645 Harrison at Vassar street address 3763 block number 105 lot number 2 summary

building type/use/number of floors

landmark number

## RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN VALUATION Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

## PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION Physical condition -2 -1 0 1 2 3 4 5

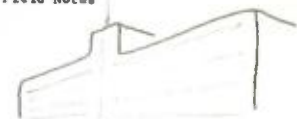
Paint/Material color -2 -1 0 1 2 3 4 5

## REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

Engle 7/76 date

## Field Notes



powerful moderne imagery, almost Mendelsohnian.

## Review Notes

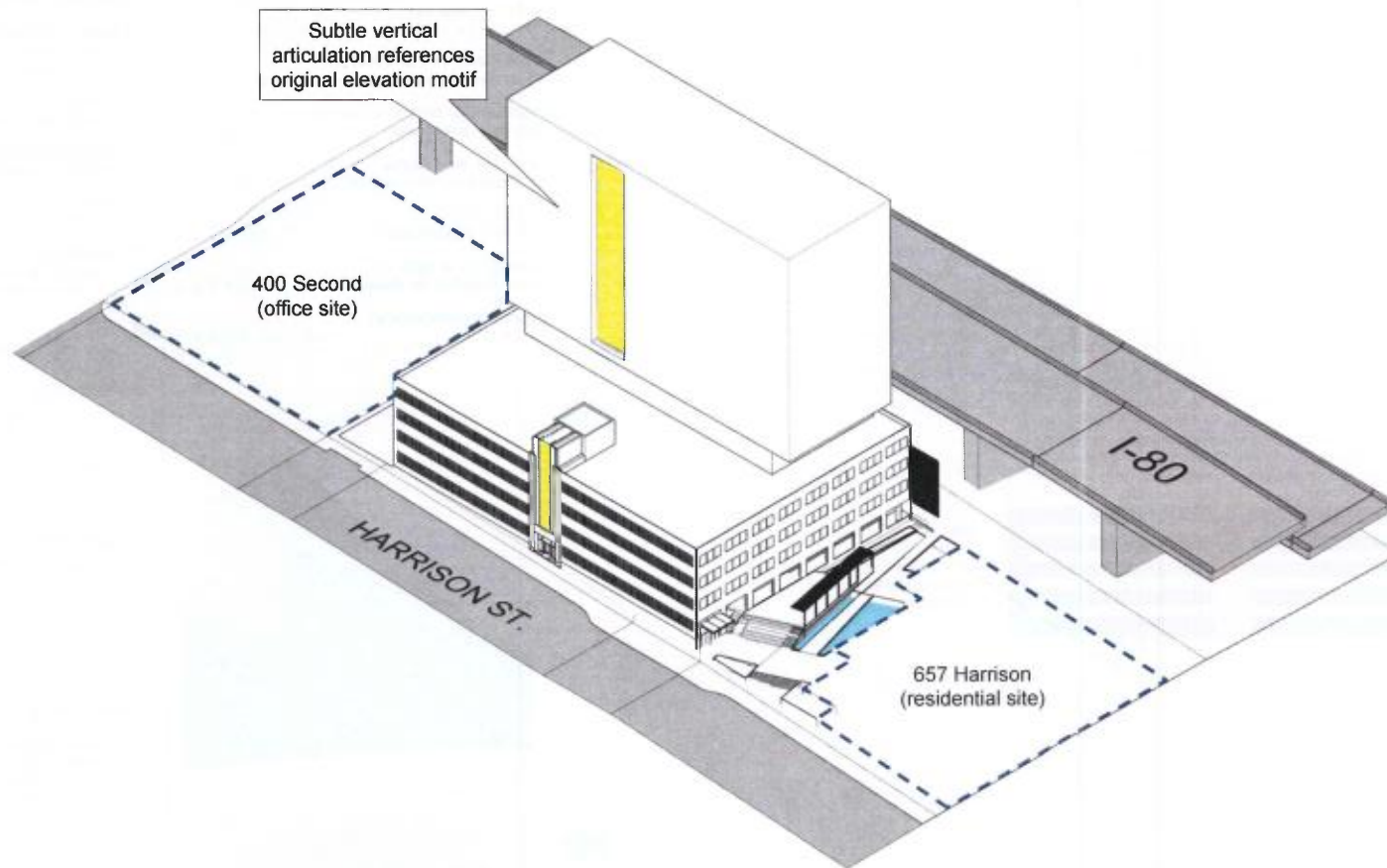
Junior League Listing  
☐ text ☐ index ☐ file  
☐ Northern California Guide  
☐ Other Listing



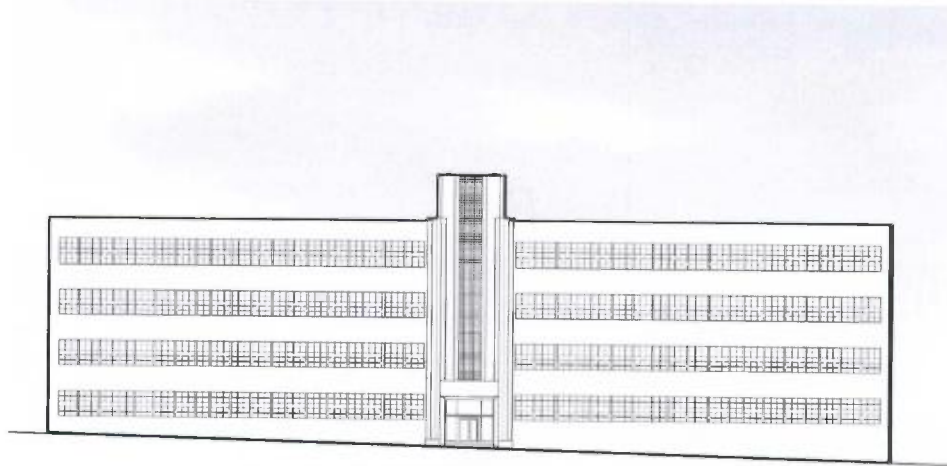
photo 2/11-25

EL

## Addition approach



North Elevation

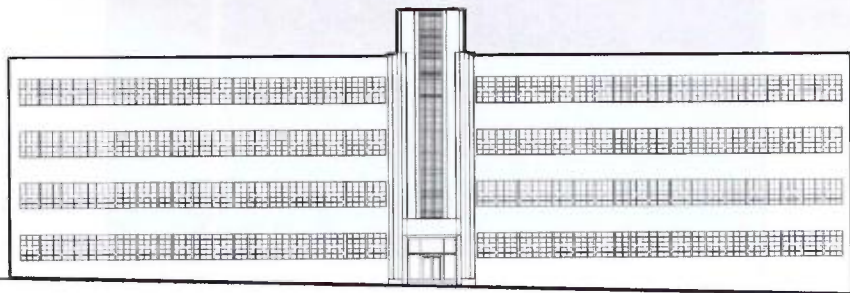


EXISTING HARRISON STREET FACADE

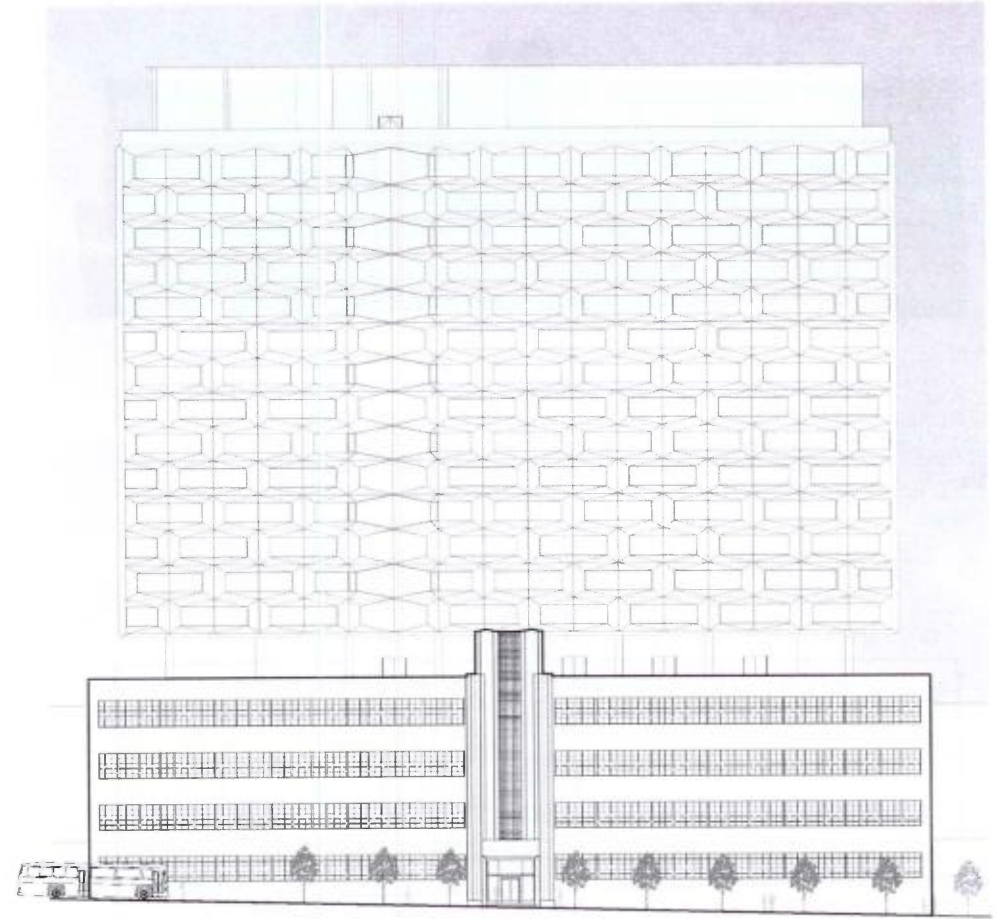


EXISTING FACADE DETAIL

## North Elevation



EXISTING HARRISON STREET FACADE



PROPOSED HARRISON STREET FACADE

## East Elevation



EXISTING VASSAR PLACE FACADE

EXISTING FACADE DETAIL

East Elevation

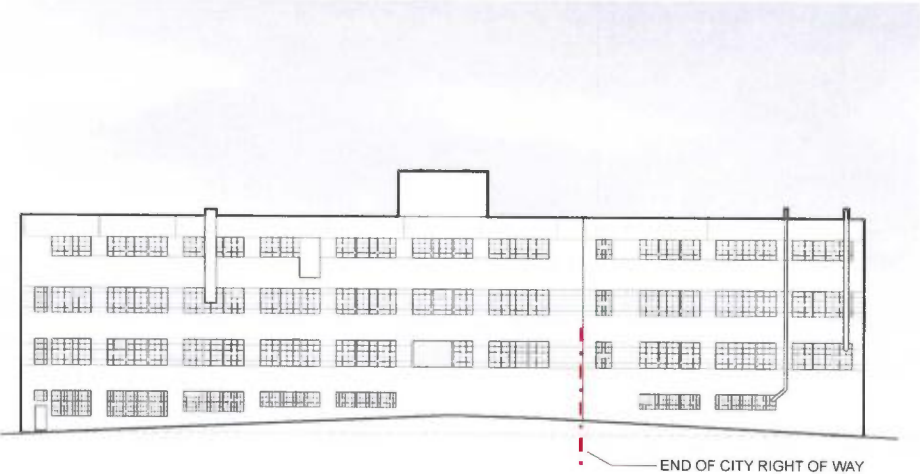


EXISTING VASSAR PLACE FACADE



PROPOSED VASSAR PLACE FACADE

South Elevation

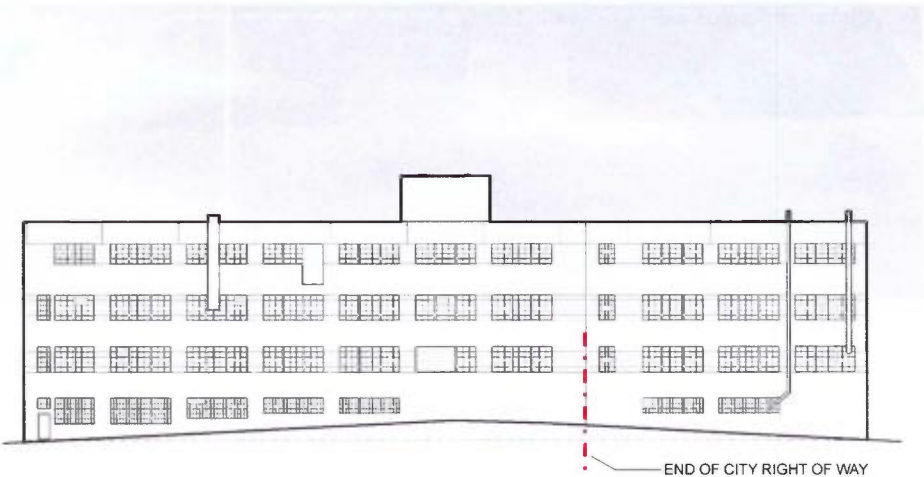


EXISTING PERRY STREET FACADE

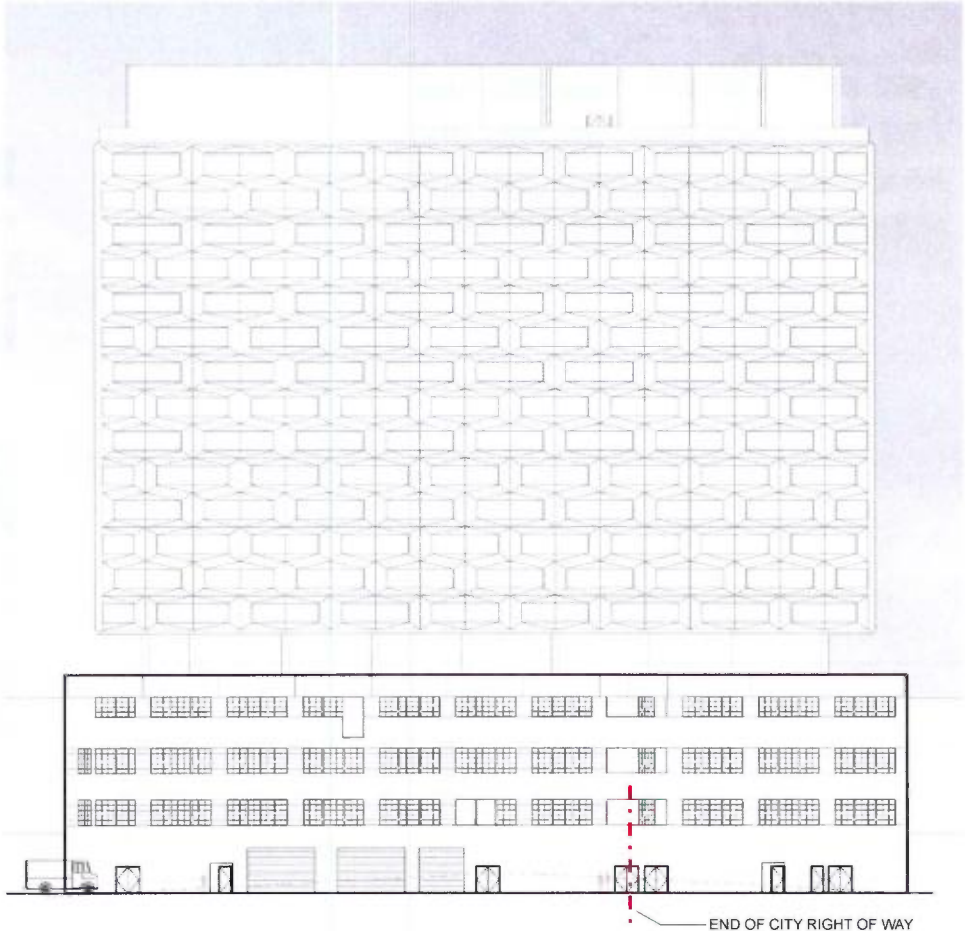


EXISTING FACADE DETAIL

South Elevation

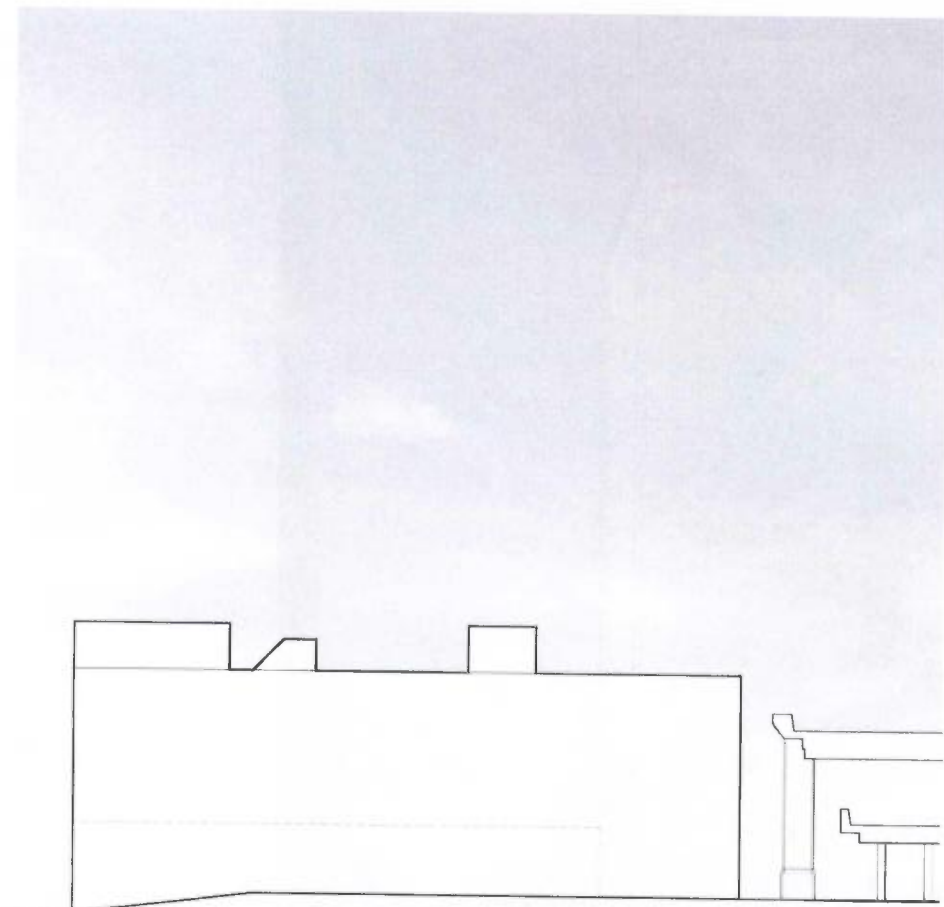


EXISTING PERRY STREET FACADE

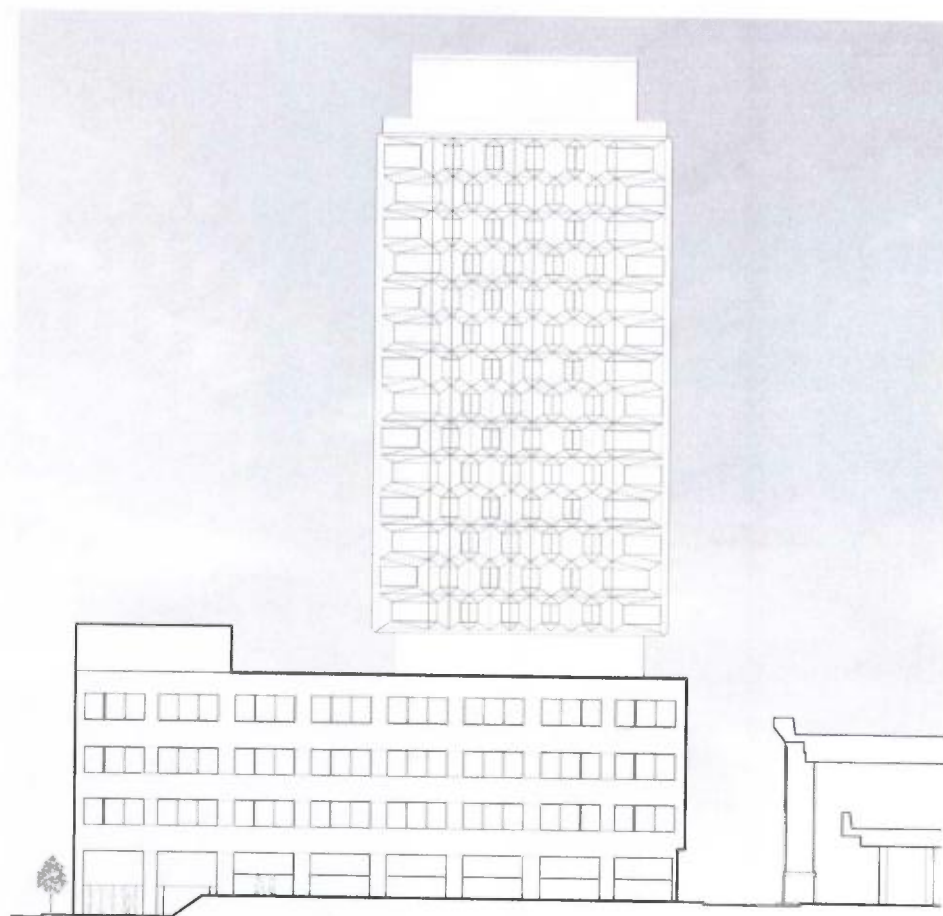


PROPOSED PERRY STREET FACADE

## West Elevation



EXISTING



PROPOSED





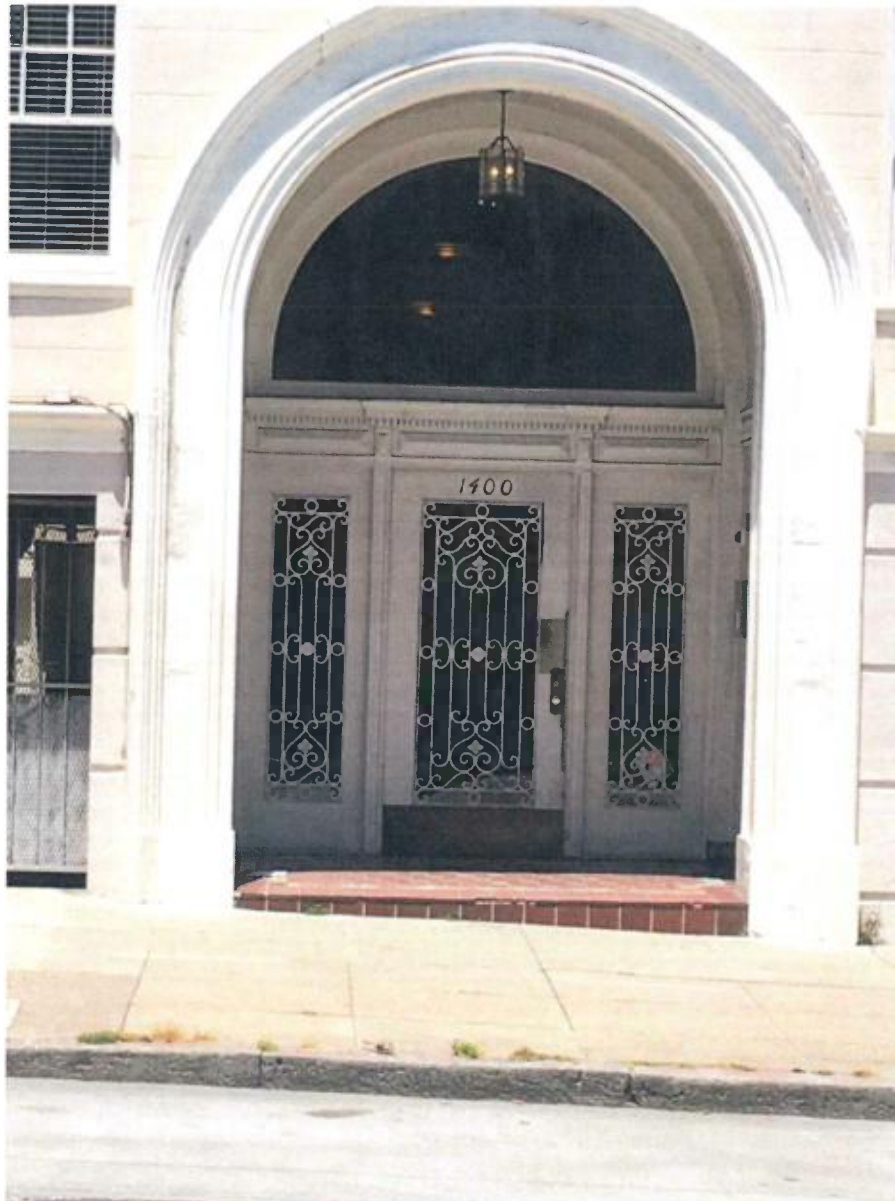


Received at HPC Hearing 6/19/17  
S. Ferguson

**EXHIBIT B**

**Houses within Alamo Square district and near to 1470 McAllister Street with Tiled Entry and Tiled Entry Stairs**

1400 McAllister Street



815 Pierce Street





1186 – 1190 Fulton Street



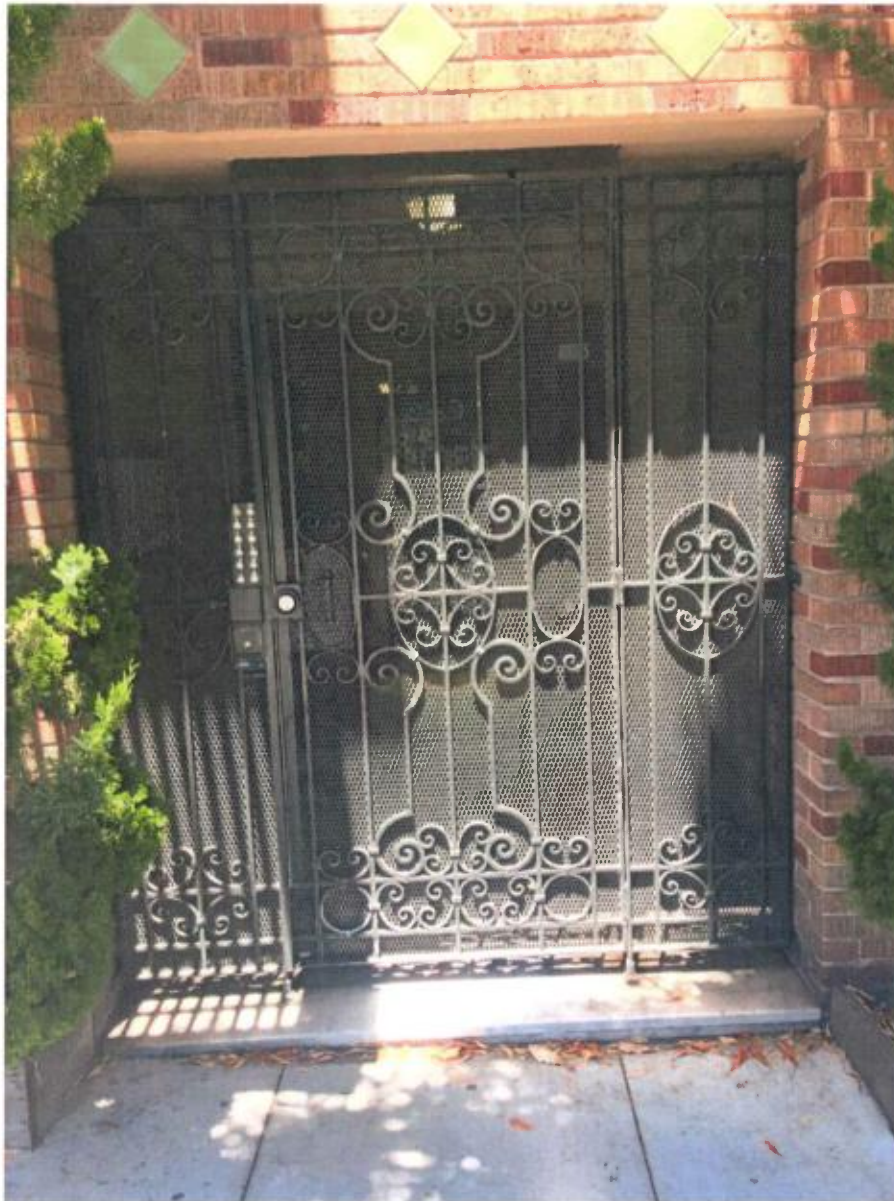
719 Scott Street

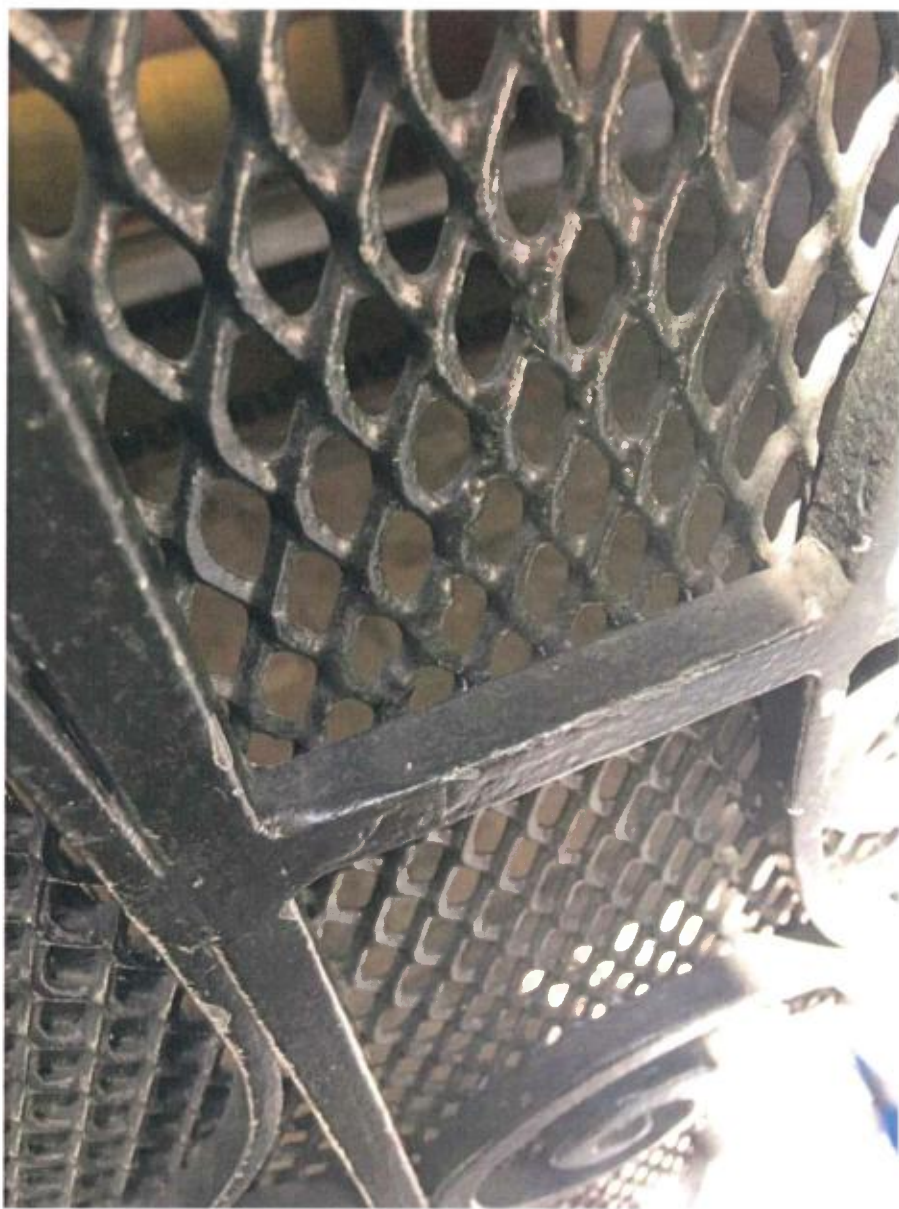


711 Scott Street



1100 Fulton Street





930 Scott Street





936 Scott Street





1580 Golden Gate Avenue





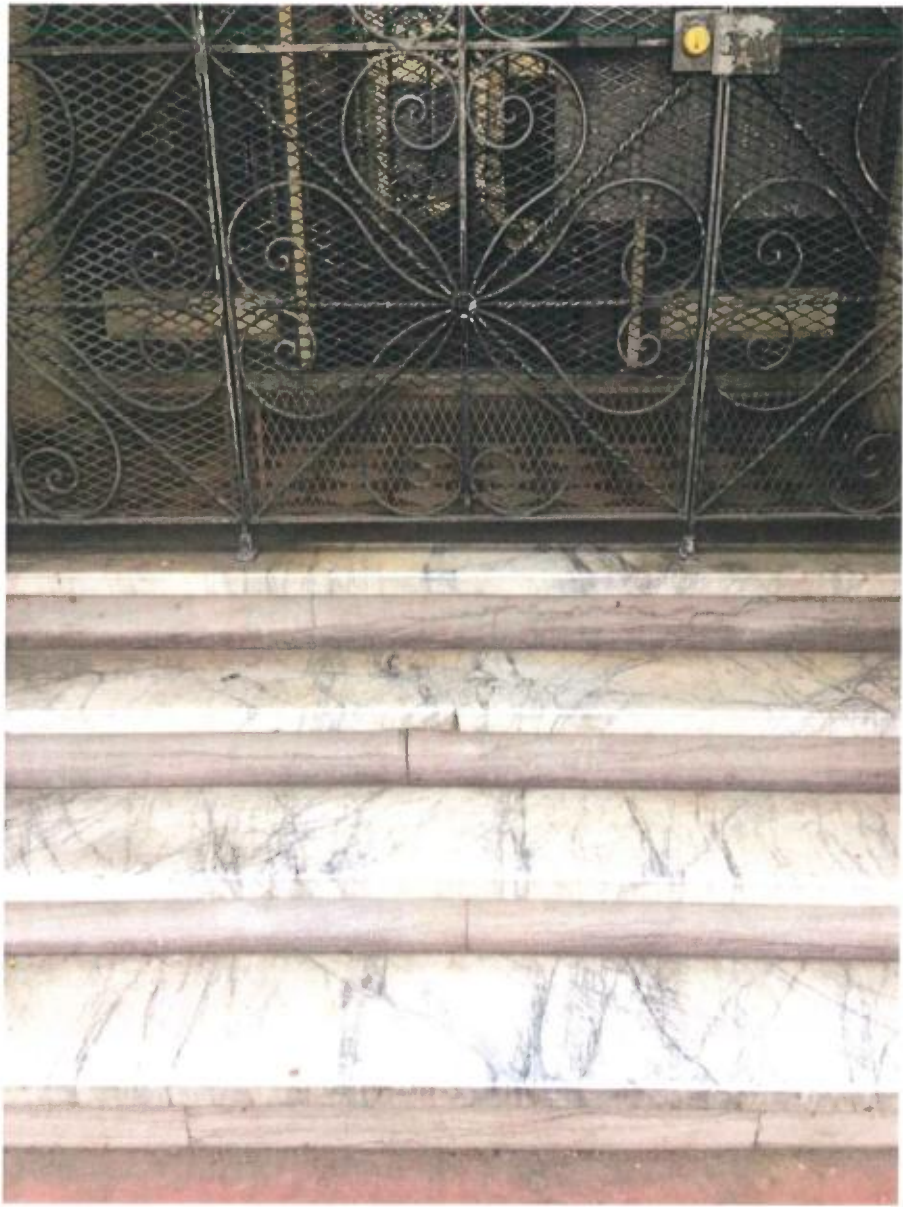
1015 Pierce Street





1495 Golden Gate Avenue





1509 Golden Gate Avenue





1511 Golden Gate Avenue



1610 Golden Gate Avenue





1616 Golden Gate Avenue



1674 Golden Gate Avenue



1696 Golden Gate Avenue



930-934 Divisadero Street



1560 McAllister Street



