

REEL F164 IMAGE 1165

FILE NO. 90-89-6.2

ORDINANCE NO. 430-89

RECEIVED

DEC 6 1989

CITY & COUNTY OF S.F.
PLANNING

1 (Landmarks)
2 DESIGNATING THE ALFRED G. HANSON RESIDENCE AT 126 - 27TH AVENUE AS A LANDMARK
3 PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

5 Be it ordained by the People of the City and County of San Francisco:
6 Section 1. The Board of Supervisors hereby finds that the Alfred G.
7 Hanson Residence located at 126 - 27th Avenue, being Lot(s) 49 and 50 in
8 Assessor's Block 1332, has a special character and special historical,
9 architectural and aesthetic interest and value, and that its designation as a
10 Landmark will further the purposes of, and conform to the standards set forth
11 in Article 10 of the City Planning Code.

12 (a) Designation: Pursuant to Section 1004 of the City Planning Code,
13 Chapter II, Part II of the San Francisco Municipal Code, the Alfred G. Hanson
14 Residence is hereby designated as a Landmark, this designation having been
15 fully approved by Resolution No. 418 of the Landmarks Preservation Advisory
16 Board but disapproved by Resolution No. 11758 by the City Planning Commission,
17 said Resolutions are on file with the Clerk of the Board of Supervisors under
18 File No 90-89-6

19 (b) Required Data: The description of the location and boundaries of the
20 landmark site, of the characteristics of the Landmark which justify its
21 designation, and of the particular features that should be preserved are
22 included in the said Resolution, and incorporated in this designating
23 ordinance as though fully set forth.

25 APPROVED AS TO FORM:
26 LOUISE H. RENNE
27 CITY ATTORNEY

RECOMMENDED:
CITY PLANNING COMMISSION

28 By Judith A. Boyajian
30 Deputy City Attorney

By Dean L. Macris
Dean L. Macris

Board of Supervisors, San Francisco

Passed for Second Reading	§	Finally Passed
November, 13, 1989	§	November 20, 1989
	§	
Ayes: Supervisors Alioto Britt Ward	§	Ayes: Supervisors Alioto Gonzalez
Gonzalez Hallinan Hongisto Hsieh	§	Hallinan Hongisto Hsieh Maher
Maher Nelder Walker	§	Nelder Walker Ward
	§	
Noes: Supervisors Kennedy	§	Noes: Supervisors Kennedy
	§	
	§	Absent: Supervisors Britt

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco

File No.
90-89-6.2

NOV 22 1989

Date Approved

John Taylor
Clerk
John Taylor
Mayor

File No. 89.361L
126 27th Avenue

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 11758

WHEREAS, A proposal to designate the Alfred G. Hanson Residence as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on July 19, 1989 and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 7, 1989 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, This Commission believes that the proposed Landmark has a special character, historical value and architectural interest, but is not, by itself, worthy of designation as a Landmark;

THEREFORE BE IT RESOLVED, That this City Planning Commission does hereby DISAPPROVE the designation of the Alfred G. Hanson Residence at 126 27th Avenue as a Landmark, including all of Lots 49 and 50 in Assessor's Block 1332 as a Landmark site.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on September 21, 1989.

Lori Yamauchi
Secretary

AYES: Commissioners Tom, Engmann, Hu, and Karasick

NOES: Commissioner Bierman

ABSTAIN: Commissioner Morales

ABSENT: Commissioner Dick

ADOPTED: September 21, 1989

VFM:atm/mj/585

FINAL CASE REPORT APPROVED July 19, 1989 LANDMARKS PRESERVATION ADVISORY BOARD

BUILDING NAME: ALFRED G. HANSON RESIDENCE OWNER: ANATOLY AND ALLA ROSOV AND BELLA DUBROVSKY

BUILDING ADDRESS: 126 27TH AVENUE BLOCK & LOT: 1332/49,50

ZONING: RH-1

ORIGINAL USE: RESIDENCE NO. OF STORIES: 1 1/2 LPAB VOTE: 6-2

CURRENT USE: RESIDENCE EXTERIOR MATERIALS: WOOD SHINGLES

STATEMENT OF SIGNIFICANCE:

The Hanson house is significant in that it is one of the very early houses built in the middle Richmond, with the owner signalling his intention to build his own residence even before the Earthquake & Fire of 1906, generally considered the event which precipitated development in the Richmond. The house is also significant as an early and outstanding example of (cont.)

EVALUATION CRITERIA

A. ARCHITECTURE

1. Style: Shingle
2. Construction Type: Wood Frame
3. Construction Date: 1907
4. Design Quality: Highly picturesque and unusual massing.
5. Architect: John Charles Flugger. Like the owner and contractor, architect John Charles Flugger was closely identified with the Richmond district. He grew up on Point Lobos Avenue (later Geary Boulevard) between Arguello and Second Avenue. His father owned a dairy at Point Lobos and Tenth, while another relative ran a saloon in the neighborhood. Flugger commenced his architectural (cont.)
6. Interior Quality: Not Applicable

B. HISTORY

7. Persons: The first verifiable resident of the tract was John H. Baker, proprietor of the Golden Gate [dairy] Ranch. Baker (cont.)
8. Events: None known.
9. Patterns of History: Very little took place in the vicinity of the Baker Ranch to disturb its serenity until after the turn of the (cont.)

C. ENVIRONMENT

10. Continuity: The subject property is the smallest and lowest (cont.)
11. Setting: This residence is similar to its streetscape as it (cont.)
12. Importance as a Visual Landmark: Visually striking due to its detached position on a wide lot and its unique roofline.

D. INTEGRITY

13. Unaltered; extant as built.

RATINGS

DCP: 1
HERE TODAY:
SPLENDID SURV.:
NAT'L REGISTER:
NAT'L LANDMARK:
STATE LANDMARK:

BIBLIOGRAPHY: see page 3.

PREPARED BY: Vincent Marsh, Secretary
ADDRESS: Landmarks Preservation
Advisory Board
450 McAllister Street,
5th Floor
San Francisco, CA 94102

PHONE: (415) 558-6345
DATE: April 14, May 25, June 23,
July 14, July 25, 1989 and
August 8, 1989

VFM:atm/521



shingle style architecture, with numerous flared edges (in the front wall, in the gable ends, and at the tips of the gables), and with a complex roofline (cross gables and ski-slope side gable). Whether the unusual design results from the owner, Alfred G. Hanson, or the architect, John Charles Flugger, is unknown. The house is further significant as an early structure built on land which was undivided and undeveloped until after the turn of the century.

A. ARCHITECTURE: (cont.)

5. Architect (cont.) career in 1903 and continued this work until 1919. He lived variously at his original family home and on Second Avenue near Fulton, but he designed houses all over San Francisco, including Shingle style and Edwardian designs. Aside from the 27th Avenue houses, Flugger's other extant residential works include 127-131 Steiner Street, 2426 Bryant Street, (D.C.P. Rating "0"), 144-146 Lake Street, 1401-1405 Hyde Street/1514 Washington Street, (D.C.P. Rating "3"), 37-39 Carl Street, 2827 Union Street, (D.C.P. Rating "0"), and 451-455 Clement Street/302-308 Sixth Avenue, (D.C.P. Rating "1").

B. HISTORY: (cont.)

7. Persons: (cont.) bought property from James C. Garner on July 11, 1860 (date recorded). Garner was a Constable of the Twelfth District, later proprietor of the Original Place on the corner of Polk and Filbert. Baker's property ran from the Presidio to Lincoln Park west, from the Pacific Ocean approximately to Geary Boulevard.

The Richmond Banner for May 9, 1952 listed original settlers in the Richmond, including "John Baker, Baker's Beach, 1860," the date being when settled there. A call to the Banner from Baker's granddaughter confirmed the date of 1860. She said that her father, the late Adam Baker, was born in 1861 at the ranch. The Banner for May 30, 1952 noted that "so far as is known, he was the first child to be born in the [Richmond] district."

Baker died in 1863, leaving his widow Maria and six children. An Act of Congress in 1866 for the first time gave San Francisco clear title to property within its limits, and on December 9, 1872 the Outside Lands Committee confirmed Maria's title. In about 1873, Maria married David F. Batchelder, a "special policeman." The Batchelders did not live on the Baker Ranch. The Batchelders took out several mortgages with John Brickell, the first in June of 1874 for \$36,000. A default in payment of taxes for the fiscal year 1877-78 (amount \$580.45) allowed Brickell to foreclose.

As late as the Block Book of October, 1901, the tract, which included Sea Cliff, was "assessed in acres," not blocks and lots. What use John Brickell made of the property, if any, is unknown. The John Brickell Co. (by now operated by his son) apparently started to sell in about 1904. Alfred G. Hanson bought two lots in 1904-05, and built his first residence at 120 27th Avenue, probably completed just before the Earthquake of 1906.

Although there is a Baker Beach in the Presidio, named for Colonel Edward Dickinson Baker, John Baker's Beach is still called after him, the Baker Beach.

The first owner of the house, Alfred G. Hanson, was a master mariner and from 1903 to 1908, an instructor at the U. S. Naval Training Station on Yerba Buena Island. Hanson briefly resided next door (120 27th Avenue) and lived in this house from 1907 to 1912. Henning P. Otten was a Richmond district contractor from 1897 to the late 1920's. He also built the adjacent buildings (120, 132, and 136 27th Avenue).

9. Patterns of History: (cont.) century. The Richmond District was slow to build up. Early maps refer to the Richmond and Sunset Districts as "Great Sand Wastes." Until the last quarter of the 19th century even the inner Richmond was without water systems, sewers, lighting, street

grading, and fire protection. The middle and outer Richmond remained an area of horse and cattle raising and amusements such as race tracks. The main deterrent to development was perceived to be the cemeteries clustered around Lone Mountain, barriers to access to the Richmond District, and believed to be unhealthy neighbors. One of the most insistent voices for the removal of the cemeteries was J.H. Bond, editor of the Richmond Banner, who in 1894 repeated the common belief of the day that cemeteries "plant germs of disease in the organs of breathing life." In 1900 the Board of Supervisors passed an ordinance prohibiting further burials in the city, but the last two cemeteries were not removed until 1939-40. Although John Brickell began to sell his properties as early as 1904, it was the earthquake of 1906, and perhaps the recognition that the cemeteries were to be removed, that led to development of the Richmond. Refugee camps had introduced the area to many. However, by the second decade of the 20th century, the middle and outer Richmond were still sparsely built up. The Hanson house is one of the earlier houses in the middle Richmond.

Ansel Adams grew up at 129 24th Avenue, a house that was begun in 1902, the year he was born. In his autobiography, Adams wrote of the post-1906 development of the Richmond in which "contractors spawned houses on 25-foot lots. Just east of our house, two blocks of sand and scrub were graded by scrapers powered by mules and sweating, yelling men... a new street, paralleling Lake Street, was graded in, paved, with a strip of lawn and a sidewalk on each side and given the glamorous name of West Clay Street [Camino del Mar]. The basic Clay ended a mile away to the east... We became an instant neighborhood, a part of San Francisco, [we were] no longer loners on the sandy outskirts. Most thought it progress; I wistfully remembered the sand, sea grass and lupines." It was at this time that Alfred Hanson built his second house, his residence at 126 27th Avenue. By 1915 only about half his block had been built on.

C. ENVIRONMENT: (cont.)

10. Continuity (cont.) house on the block, it contains the most complex roof; it relates well to other similar-age shingle houses located to the north.
11. Setting (cont.) touches the front lotline; different and outstanding because it is detached, with a large side garden, a nonconforming garage in the rear yard, an interesting fence and significant light and view corridors.

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