

1 DESIGNATING THE EDWARD COLEMAN HOUSE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE  
2 CITY PLANNING CODE.

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

4 Section 1. The Board of Supervisors hereby finds that the Edward Coleman House  
5 at 1701 Franklin Street, being Lot 3 in Assessor's Block 641, has a special  
6 character and special historical, architectural and aesthetic interest and value,  
7 and that its designation as a Landmark will be in furtherance of and in conformance  
8 with the purposes of Article 10 of the City Planning Code and the standards set  
9 forth therein.

10 (a) Designation. Pursuant to Section 1004 of the City Planning Code,  
11 Chapter II, Part II of the San Francisco Municipal Code, the Edward Coleman House  
12 is hereby designated as a Landmark, this designation having been duly approved by  
13 Resolution No. 6957 of the City Planning Commission, which Resolution is on file  
14 with the Clerk of the Board of Supervisors under File No. 90-73-2

15 (b) Required Data. The location and boundaries of the landmark site, the  
16 characteristics of the landmark which justify its designation, and the particular  
17 features that should be preserved, described and included in the said Resolution,  
18 are hereby incorporated herein and made a part hereof as though fully set forth.  
19

Passed for Second Reading  
Board of Supervisors, San Francisco  
MAY 21 1973

Ayes: Supervisors ~~Barbagelata, Feinstein, Francisco, Gonzales, Kopp, Mendelsohn, Molinari, Pelosi, Tamaras, von Beroldingen.~~ CHINN

~~Noes: Supervisors~~

Absent: Supervisors BARBAGELATA

*[Signature]*  
Clerk

90-73-2  
File No.

JUN 6 1973  
Approved

Read Second Time and Finally Passed  
Board of Supervisors, San Francisco  
MAY 29 1973

Ayes: Supervisors Barbagelata, CHINN, Feinstein, Francisco, Gonzales, Kopp, Mendelsohn, Molinari, Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

~~Absent: Supervisors~~

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

*[Signature]*  
Clerk

*[Signature]*  
Mayor

CITY PLANNING COMMISSION

RESOLUTION NO. 6957

WHEREAS, A proposal to designate the Edward Coleman House at 1701 Franklin Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on October 18, 1972, 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 January 18, 1973, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission 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 the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, that the proposal to designate the Edward Coleman at 1701 Franklin Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at the point of intersection of the westerly line of Franklin Street and the northerly line of California Street, thence northerly along the westerly line of Franklin Street for a distance of 137 feet six inches, thence at a right angle westerly for a distance of 77 feet six inches, thence at a right angle southerly for a distance of 137 feet six inches, thence at a right angle easterly along the northerly line of California Street for a distance of 77 feet six inches to the point of beginning; being Lot 3 in Assessor's Block 641, which property is known as and located at 1701 Franklin Street.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 72 as adopted on October 13, 1972, which Resolution is incorporated herein and made a part hereof as though fully set forth.

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 LM72.7;

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of January 18, 1973.

Lynn E. Pio  
Secretary

AYES: Commissioners Farrell, Miller, Porter, Ritchie, Rueda

NOES: None

ABSENT: Commissioners Fleishhacker, Newman

PASSED: January 18, 1973

OWNER: Florined Company

LOCATION: 1701 Franklin Street, northwest corner of Franklin and California Streets. The lot has a 77-foot 6-inch frontage on California Street and 137-foot 6-inch frontage on Franklin Street, being Lot 3 in Assessor's Block 641.

HISTORY: The house was designed by architects Salfield and Kohlberg and built in 1895 for Edward Coleman, a successful miner, owner, and superintendent of the Idaho Mine at Grass Valley, California. Coleman was born in England in 1830 and, with his parents, moved to Canada. From Canada, he journeyed to New York, then to California, arriving in California in 1853. With his brother John, he discovered gold in Grass Valley and developed the Idaho Mine. When the Coleman brothers moved to San Francisco, the mine was sold to the Maryland group of miners and became known as the great Idaho-Maryland Mine.

Coleman married Louise Dunn, a native of Maine, in 1865. In 1895, being widowed and without children, he moved to San Francisco and bought the corner lot from Louis Sloss, who resided at 1500 Van Ness Avenue. Coleman spent his years of retirement with his sister in this house. After his death in 1913, the house was used as a boarding house, lodging house, and a club for card players. The Branstens bought the house in 1920, thus preserving the original park-like openness formed by the gardens and the three neighboring Victorian mansions.

ARCHITECTURE: Castle-like in appearance, this three-story wooden frame Victorian is acclaimed in Here Today for its "triumphantly Queen Anne" motif. With two principle facades, the house expresses an air of solidarity and massiveness. The facade facing California Street is more balanced than the Franklin Street facade. The basic elements of the California Street facade: are the rusticated brownstone basement, bay windows on each of the principle floors, and towers at each corner of the attic story. These elements produce an impression of imposing grandeur. Two prominent features of the California Street facade are the hexagonal uphill tower on the west, and the round downhill tower on the east. Both towers are surmounted by a conical steep pitched roof.

The Franklin Street facade contains the front entrance, a corner tower, and a pedimented and dentillated gable. The front entrance, which occupies the center of this facade is a porch with balustrade railings and paired Ionic columns. The balustraded front stairway lies against the south side of the house. A balustrade railing above the porch roof forms a small balcony for the second story.

Large overhanging and pedimented gables cap both facades. In traditional Victorian style, the gables have ornate consoles, dentils, and horizontal wooden panels. Large wooden bands decorate the facades at floor levels. The second floor band is located immediately beneath the roof lines. It is dentillated and heavily moulded with a pattern of connecting garlands, torches, and wreaths. The lower story band contains carved wooden wreaths and garlands. The north facade, facing the gardens, also has projecting gables and bay windows; however, these elements are smaller and more subdued than those

ARCHITECTURE:  
(CONTINUED)

on the street facades. The fenestration is regular with double hung rectangular windows. A pair of wooden colonnettes borders each window on the two principle floors. Slight consoles or brackets support the projecting upper story at either side of the California Street bay windows. On each facade, the pedimented and projecting gable ends contain small double hung windows. On the California Street facade, these windows are flanked by pilasters and surmounted by a small frieze and a broken triangular pediment. The attic story of the gable encloses a Palladian window with pilasters separating each pane of glass.

ZONING AND  
SURROUNDING LAND  
USE:

The zoning of the lot and its surroundings are R-5. The surrounding land uses are residential, with low density prevailing to the south and high density apartment uses to the north. This house, and the neighboring Victorian mansions form an enclave of architecturally significant structures.