

Passed for Second Reading
Board of Supervisors, San Francisco

MAY 31 1977

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

~~Noes: Supervisors~~

Absent: Supervisors ~~BARBAGELATA~~ MENDELSON
PELOSI

Clerk

90-77-3
File No.

JUN 17 1977
Approved

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

JUN 6 - 1977

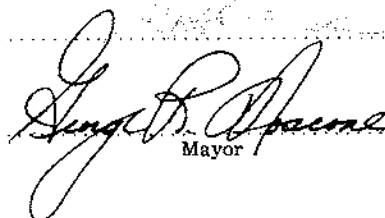
Ayes: Supervisors Barbagelata, Feinstein, Francois, Gonzales, Kopp, ~~Mendelsohn~~, Molinari, Nelder, ~~Pelosi~~, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors ~~PELOSI~~ MENDELSON

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

Clerk


Mayor

WHEREAS, A proposal to designate the Atkinson House at 1032 Broadway as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 19, 1977, 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 March 10, 1977 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 Atkinson House at 1032 Broadway 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:

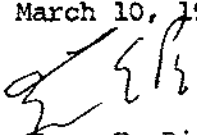
Beginning at a point on the northerly line of Broadway 43.00 feet easterly of the intersection of the eastern line of Florence Street with the northern line of Broadway, thence at a right angle northerly for a distance of 34.00 feet, thence at a right angle westerly for a distance of 13.00 feet, thence at a right angle northerly for a distance of 49.50 feet, thence at a right angle easterly for a distance of 99.00 feet, thence at a right angle southerly for a distance of 83.50 feet, thence at a right angle westerly along the northerly line of Broadway for a distance of 86.00 feet to the point of beginning; being Lot 33 in Assessor's Block 150; also known as 1032 Broadway.

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. 157 as adopted on January 19, 1977, 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 Docket LM77.1;

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 has been ADOPTED by the City Planning Commission at its regular meeting of March 10, 1977.


Lynn E. Pio
Secretary

AYES: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

NOES: None.

ABSENT: None.

PASSED: March 10, 1977.

HISTORY:
(cont'd)

"builder", "bricklayer", "real estate" and
"patent agent", respectively from 1852 through 1871.

San Francisco's 1880 census lists occupants of 1032 Broadway as being Joseph H. Atkinson (who is listed as being "paralyzed" and a widower), and Catherine M. Atkinson (his daughter). Additionally listed at this address were Almarin B. and Kate V. Paul (Atkinson's sister), their son Almarin, their two daughters Jane A. and Florence K. Paul, a boarder by the name of John Mullen who was said to be a 60-year old mining companion of Almarin Paul, and a Chinese servant. Almarin B. Paul, a '49-er well-known in mining and banking circles, was perhaps more widely known as the publisher of the Daily True Californian.

Photographs reveal that this house and others nearby withstood the earthquake and fire better than most and appeared untouched by either. According to William Bronson in "The Earth Shook, The Sky Burned:":

Partly through circumstances, partly by hard work and luck, these few homes were the only frame structures spared within the 490-block area.

The owners of these few blocks had evaded the guards and remained behind to fight off the flames. Using water from cisterns that dated back to a day when the City's system didn't reach that far, the stubborn band fought for hours until dusk Friday. Buckets and brooms and wet towels were their tools. The men nailed wooden cleats to their roofs to make it easier to reach trouble spots.

In 1916, Kate M. Atkinson sold the house to her two cousins, Jane A. and Florence K. Paul who ran a small school for local residents; Miss Atkinson continued to reside with them through 1919 when she is last listed at that address in the San Francisco Directory.

In 1931, a fire broke out in the house causing extensive damage to the upper floor areas. Today, charred beams can still be seen through a crawl space leading to a small attic. Bruce Porter, a well-known designer, was commissioned to repair the house.

The Paul sisters, elderly by this time, gave up their school. Jane Paul died in 1932 leaving the house to her sister. Florence Paul lived there until she died in 1940, at which time the house was sold to Katherine P. Littlefield and Walker Paul, a nephew. The house was rented to the Gunst family and sold again in 1946 to tugboat "king", Thomas Crowley who granted it to his daughter, Virginia Crowley Escher; she and her family resided there until the fall of 1976. It was then purchased by Alan Nichols.

ARCHITECTURE: Italian Villa. Remodeled by Willis Polk in or around 1900. The exquisite woodwork, particularly in the dining room (huge walk-in fireplace, carved beamed ceiling, carved and engraved built-in china cabinets with curved lead glass and carved wooden balustrades between them), all of redwood, gives the room a medieval appearance. The adjoining receiving room with staircase to the upper floor is also completely done in redwood with a panelled wall (actually hidden storage cabinets). A carved wooden and stone fireplace commands the center of the north wall. The staircase is decorated with two beautifully carved redwood balustrades and curved wooden overhangs. All the oak floors in the house are in near perfect condition. The formal living room is on the second floor of the house and has a small, white-marble Victorian fireplace. There are two more bedrooms on this floor with their own baths. To the west of this part of the house and five stairs up is another level with two more bedrooms and baths.

Bruce Porter's remodeling is hardly detectable as it blends so well with the rest of the house. He was primarily concerned with the upper floors where the fire of 1931 had destroyed the main school room and damaged some others. He was responsible for doing the Church of the New Jerusalem and was most famous for designing the monument to Robert Lewis Stevenson in Portsmouth Square.

SURROUNDING
LAND USE
AND ZONING:

The property is zoned R-4 (High Density Multiple Residential District) and has a height and bulk limit of 40-X. The surrounding land use ranges from single family detached dwellings to high-rise apartment structures.