

FILE NO. 90-80-6.

ORDINANCE NO. 411-80

DESIGNATING Rothschild House

AS A LANDMARK

PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

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

Section 1. The Board of Supervisors hereby finds that

Rothschild House located at 964 Eddy St. , being Lot 7
in Assessor's Block 737 , has a special character and special historical,
architectural and aesthetic interest and value, and that its designation
as a Landmark will be in furtherance of and in conformance with the purposes
of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code,
Chapter II, Part II of the San Francisco Municipal Code,
Rothschild House is hereby designated as a Landmark, this
designation having been duly approved by Resolution No. 8504 of the City
Planning Commission, which Resolution is on file with the Clerk of the
Board of Supervisors under File No. 90-80-6.

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

APPROVED AS TO FORM:

GEORGE AGNOST
CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

By David J. Krumholz
Deputy City Attorney

By Rai Y. Okamoto
RAI Y. OKAMOTO
Director of Planning

Passed for Second Reading
Board of Supervisors, San Francisco

AUG 23 1980

Ayes: Supervisors Bardis, Britt, Horanzy, Hutch,
Kopp, Lawson, Molinari, ~~Renne~~, Silver, Walker,
~~Ward~~

~~No. Supervisors~~

Absent: Supervisors... RENNE WARD

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

SEP 0 1980

Ayes: Supervisors Bardis, Britt, ~~Hutch~~, Hutch,
Kopp, Lawson, Molinari, Renne, Silver, ~~Ward~~

Absent: Supervisors. MORANZY WALKER WARD

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

John E. Suman Clerk

John E. Suman Clerk

90-80-6
File No.

SEP 5 1980
Approved

John E. Suman
Mayor

SAN FRANCISCO
CITY PLANNING COMMISSION

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RESOLUTION NO. 8504

WHEREAS, A proposal to designate the Rothschild House at 964 Eddy 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 May 2, 1979, 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 February 21, 1980 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;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Rothschild House at 964 Eddy Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 7 in Assessor's Block 737;

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. 184 as adopted on May 2, 1979, which Resolution is incorporated herein and made a part thereof 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 LI79.1;

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 was ADOPTED by the City Planning Commission at its regular meeting of February 21, 1980.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Dearman, Karasick, Kelleher, Nakashima, Rosenblatt, Starbuck.

NOES: None.

ABSENT: None.

PASSED: February 21, 1980.

OWNER: Sally J. Walker

LOCATION: 964 Eddy Street, north line of
Eddy Street, 105.5 feet east
of Gough Street, Lot 7 in
Assessor's Block 737.

HISTORY: Water Department records indicate that Hugo Rothschild applied for water service at this location in August 1880 and property records indicate that he owned the property from that date until 1902. The original address of the dwelling was 924 Eddy Street and City Directories reveal that the Rothschild family occupied the premises during their period of ownership.

Hugo Rothschild was born in Rottweil, Wurttemberg, Germany in 1842; his wife, Fanny, was born in London. He arrived in San Francisco about 1867 and, in partnership with George Ehrenpfort (who later resided next door at 926 Eddy) established a confectionary factory known as Rothschild-Ehrenpfort. The Rothschilds were parents of two children, Oscar and Henriette; the daughter was the first wife of the distinguished California anthropologist, Alfred Kroeber.

Subsequent owners after the Rothschilds were Minnie Cohen who, in 1911, willed the property to her brothers, Philip and Marks Cohen. The house remained in the Cohen family until 1937 when it was purchased by Nicholas Vrabie, followed by Carl A. Sowik, Annia Nagi and Buford Watson. From very early in its existence the house appears to have been used as a rooming house and, finally, as apartments. It was purchased in January 1974 by its current owner, Sally J. Walker, who has undertaken its rehabilitation and restoration as well as its reconversion to a single family dwelling.

ARCHITECTURE: The structure, a fine example of restrained Italianate styling is of wood-frame with two living floors above a ground level basement. It is set back from the front property line and also has a setback in two increments along its easterly side. The principal, or Eddy Street facade, is arranged typically of its time with slanted bay windows, a portico and a pronounced cornice at the roofline. The bay windows occupy the right side of the facade and their plan outline is reflected in all elements of the bay from the basement through the upper cornice. A strong vertical emphasis is given by the composition of the bay and other features, and by the decorative woodwork embellishing them.

The slightly arched windows are tall and narrow and in the bay are separated by piped colonettes. Horizontal elements in the bay consist of paneling below the windows and dentilated cornices above, with the greater amount of detail occurring in the cornice above the main floors windows. The center window of each bay features a pediment which is arched in the lower bay and triangular shaped in the upper. The walls above basement level are covered with comparatively wide horizontal sheathing whose strongly shadowed joints counterbalance the vertical emphasis of the projecting architectural elements.

The portico, to the left of the bays, features an elaborate roof which is supported at its front by Corinthian columns which are cabled in their lower thirds to reduce their vertical emphasis. The roof is composed of a cornice identical in height and similar in detail to the one above the main floor bay windows, with which it aligns horizontally. A triangular pediment rises from this cornice. The cornice is crowned with a low balustrade, the treatment of which is similar to the railing and newel posts of the steps leading to the portico. A single window is centered above the portico and is capped by a bracketed cornice with a triangular pediment.

- ARCHITECTURE: The roofline cornice is deep and because it is closely bracketed, adds a suggestion of verticality. The brackets appear in two sizes and are separated by details and paneling. The three wider brackets are found above quoins which run the full height of the two main floors. These are located at each end of the facade and also aligned with the right side of the portico. The bracketed cornice returns along the deeper set portion of the easterly facade with a simplified cornice along the remainder. Windows in this deeper setback are treated similarly, though not identically, to the window above the portico.
- (Continued)
- SURROUNDING LAND USE AND ZONING: Zoning is R-4 (High density multiple residential); Height limit is 130-E. The parcel is located in Redevelopment Area A-2 and the surrounding land use is mixed. Several parcels to the east are vacant; scattered residential uses are found in the vicinity along with institutional uses such as schools, a mental health agency and a church.
- SPECIAL RECOGNITION: Designated, as part of a once-longer row, by the San Francisco Redevelopment Agency and the agency-appointed Conservation Committee for rehabilitation on site due to its Exceptional Historical and Architectural Merit, the row is also prominently featured in Here Today. Further, in March-April, 1975, the owner conveyed a Preservation Easement on the property to the Foundation for San Francisco's Architectural Heritage.