FILE NO. 90-80-14 ORDINANCE NO. 557-80

DESIGNATING THE JOHN McMULLEN 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 the John McMullen House located at 827 Guerrero Street, being Lot 76 in Assessor's Block 3608, has a special character and special aesthetic, architectural, and historic 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, the John McMullen House at 827 Guerrero Street is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 8751 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-80-14.

(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.

Passed for Second Reading
Board of Supervisors, San Francisco
NOV 24 1980

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

~~Vice Chairperson~~

Absent: Supervisors BARDIS - HORANZY HUTCH WARD

Clerk

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
DEC 1 1980

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

~~Vice Chairperson~~

Absent: Supervisors HUTCH KOPP

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

Clerk

90-80-14
File No.

DEC 05 1980
Approved

Mayor

City Planning
Attn: Mr. Malone, Secty.
Landmarks Board
100 Larkin Street
San Francisco 94102

REC'D by LB

DEC 24 1980

OFFICE OF
ZONING ADMINISTRATOR

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 8751

WHEREAS, A proposal to designate the John McMullen House at 827 Guerrero 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 September 3, 1980, 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 October 16, 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 John McMullen House at 827 Guerrero 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 76 in Assessor's Block 3608;

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. 196 as adopted on September 3, 1980, 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 LM80.8;

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 October 16, 1980.

Lee Woods, Jr.
Secretary

AYES: Commissioners Dearman, Karasick, Kelleher, Rosenblatt, Starbuck

NOES: None

ABSENT: Commissioners Bierman, Nakashima

PASSED: October 16, 1980

FINAL CASE REPORT APPROVED 8/20/80 LANDMARKS PRESERVATION ADVISORY BOARD

BUILDING NAME: John McMullen House (Chateau Agape)
OWNER: Katherine & Leroy Looper
BUILDING ADDRESS: 827 Guerrero
BLOCK & LOT: 3608/76 ZONING: RH-2
ORIGINAL USE: Single family residence
NO. OF STORIES: 2½ + Basement LPAB VOTE: 6-2
CURRENT USE: Residential care facility
EXTERIOR MATERIALS: Redwood

STATEMENT OF SIGNIFICANCE:
(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value:)

The house is an impressive Queen Anne structure important as an example of the evolution of domestic architecture in San Francisco in the late 19th c. A simple early Victorian was converted by noted architect Samuel Newsom into a elegant tower house, with a multi-faceted roofline, and fanciful decorative elements. These alterations coincided with the increased prosperity and prominence of the owner, John McMullen. His obituary noted that "McMullen's history is the history of contracting in the West" (SF Chronicle, August 30, 1921).

(may be continued on back)

EVALUATION CRITERIA

A. ARCHITECTURE
1. Style: Eclectic Queen Anne, good example.
2. Construction Type: Frame
3. Construction Date: 1881; remodeled 1890; addition prob. 1898.
4. Design Quality: (LPAB ONLY) Very good.
5. Architect: unknown; alterations by Samuel Newsom (architect of the Atherton House, S.F., and the Carson Mansion, Eureka, CA, with J. Cather Newsom).
6. Interior Quality: (LPAB ONLY) N/A (Publicly owned buildings)

B. HISTORY
(as building is significantly associated with specific)
7. Persons: Built and remodeled by John McMullen, a major large-scale contractor in the western U.S., Canada and the Phillipines in the last decades of the 19th century. Projects included Hunter's Pt. drydock, Fort Mason docks, S.F. seawall section, dredging Oakland harbor, harbor improvements Manilla Bay, and numerous bridges here and in Canada.
8. Events: N/A
9. Patterns of History: (cultural, social, political, military, economic or industrial)
Important as demonstrating the evolution of domestic architecture & embellishment of late nineteenth century S.F. in the tendency of newly wealthy persons to build 'important' homes reflecting their new status.

C. ENVIRONMENT
(relation to surroundings, specifically in terms of:)
10. Continuity: Of particular importance in maintaining the dominant character of the neighborhood, an area even today of mostly Victorian houses and mansions.
11. Setting: Of particular importance in establishing the character of neighborhood because of size, set-back and garden lot.
12. Importance as a Visual Landmark: Important visual landmark in Inner Mission residential area. Conspicuous and substantial landmark in the context of the neighborhood.

D. INTEGRITY
(cite alterations and physical condition)
Essentially unaltered since Samuel Newsom alterations in 1890 and late 1890s
Cosmetic details missing; needs painting.



RATINGS
DCP: 4/5
HERE TODAY: appendix p. 271
SPLENDID SURV.: N/A
NAT'L REGISTER: eligible
NAT'L LANDMARK: no
STATE LANDMARK: no

BIBLIOGRAPHY:
(list sources on back)

PREPARED BY: Katherine Looper/Jean Kortum
ADDRESS: 827 Guerrero
SF 94110
PHONE: 647-9958
DATE: Aug. 10, 1980

Bibliography:

Sanborn maps for 1889, 1892, 1905, 1912, 1919, present
Block books for 1894, 1901, 1906, 1909
City Directories: 1976 ff.
Recorder's records: 1880-83; 1890-1908
Assessor's records: 1914 ff.
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SF Chronicle, Aug. 30, 1921, pg. 9, c. 1
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Samuel and Joseph Cather Newsom, Victorian Architectural Imagery in California, 1878-1908, David Gebhard, H. Von Breton, R. Winter, 1979, Regents of the University of California
On Bibliography of McMullen House:
San Francisco The Imperial City, Mercantile Illustrating Co.,San Francisco, 1899
Illustrated Review: San Francisco & Its Commercial Progress & Importance, Bay Cities Publishing Co., San Francisco, 1887