

FILE NO. 90-81-1

ORDINANCE NO. 110-81

1 DESIGNATING THE HAVENS MANSION AND CARRIAGE HOUSE AS A LANDMARK
2 PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

3
4 Be it Ordained by the People of the City and County of San Francisco:
5 Section 1. The Board of Supervisors hereby finds that the Havens
6 Mansion and Carriage House located at 1381 South Van Ness, being
7 Lot 46 and a portion of 47 in Assessor's Block 6519, has a special
8 character and special historical, architectural and aesthetic interest
9 and value, and that its designation as a Landmark will be in
10 furtherance of and in conformance with the purposes of Article 10 of
11 the City Planning Code and the standards set forth therein.

12 (a) Designation. Pursuant to Section 1004 of the City Planning
13 Code, Chapter II, Part II of the San Francisco Municipal Code, the
14 Havens Mansion and Carriage House is hereby designated as a Landmark,
15 this designation having been duly approved by Resolution No. 8792 of
16 the City Planning Commission, which Resolution is on file with the
17 Clerk of the Board of Supervisors under File No. 90-81-1.

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

24 APPROVED AS TO FORM:

25 GEORGE AGNOST
26 CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

27
28
29 By Julian E. Fullerton
30 Deputy City Attorney

By Rui Y. Yamamoto
Rui Yamamoto
Director of Planning

Passed for Second Reading
Board of Supervisors, San Francisco

MAR 3 1981

Ayes: Supervisors Britt, ~~Dolson~~, Hongisto, ~~Ward~~,
Kopp, Molinari, Nelder, Renne, Silver, Walker,
~~Wood~~

~~Noes: Supervisors~~

Absent: Supervisors DOLSON WARD 2

W. Brennan Clerk

90-81-1
File No.

MAR 12 1981
Approved

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

MAR 9 1981

Ayes: Supervisors Britt, Dolson, Hongisto, Kennedy,
~~Ward~~, ~~Nelder~~, Renne, ~~Walker~~,
Ward.

~~Noes: Supervisors~~

Absent: Supervisors BRITT, KOPP, MOLINARI,
SILVER

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

W. Brennan Clerk

D. [Signature]
Mayor

SAN FRANCISCO
CITY PLANNING COMMISSION

RESOLUTION NO. 8792

WHEREAS, A proposal to designate the Havens Mansion and Carriage House at 1381 South Van Ness Avenue as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on November 5, 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 December 11, 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 Havens Mansion and Carriage House at 1381 South Van Ness Avenue, 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 46 and a portion of Lot 47 in Assessor's Block 6519;

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. 201 as adopted on November 5, 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 No. LM80.12;

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 December 11, 1980.

Edward N. Michael
Acting Secretary

AYES: Commissioners Bierman, Dearman, Karasick, Nakashima, Rosenblatt, Starbuck
NOES: None
ABSENT: Commissioner Kelleher
PASSED: December 11, 1980

BUILDING NAME: Havens Mansion and Carriage House OWNER: Michael Craig Patterson
 Robert S. Andrade
 BUILDING ADDRESS: 1381 S. Van Ness Ave. BLOCK & LOT: 6519/46 ZONING: RH-3
 ptn. 47
 ORIGINAL USE: Private Residence NO. OF STORIES: 3 LPAB VOTE: 8-1
 CURRENT USE: Private Residence EXTERIOR MATERIALS: Wood

STATEMENT OF SIGNIFICANCE:

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

Significant as a finely detailed example of French Second Empire influence late 19th century San Francisco residential architecture designed by an architect whose work influenced the development of the City. Charles Havens, City Architect for 12 years, designed this structure for his personal residence in 1884. In the partnership of Havens & Toepke, he designed the S.F. Yacht Club (1897), Mission High School (1909, now demolished), the Bartlett Doe Building - 153 Kearny (1909), the Maskey Building - 48-52 Kearny (1908) and the Flatiron Building at Market, Sansome and Sutter (1913). 1381 So. Van Ness and its original carriage house reflect the upper middle class lifestyle of San Francisco's "Mansion Row" of the 1880's.

(may be continued on back)

EVALUATION CRITERIA

A. ARCHITECTURE

1. Style: French Second Empire influence
2. Construction Type: Frame
3. Construction Date: 1884
4. Design Quality: (LPAB ONLY)
5. Architect: Charles Havens
6. Interior Quality: (LPAB ONLY)
(Publicly owned buildings)

B. HISTORY

(as building is significantly associated with specific)

7. Persons: Charles Havens, City Architect and leading architect of major public and private San Francisco and Bay Area buildings.
8. Events:
9. Patterns of History:
(cultural, social, political, military, economic or industrial)
Reflective of late 19th century residential patterns along the so-called "Mansion Row".

C. ENVIRONMENT

(relation to surroundings, specifically in terms of:)

10. Continuity: Key element of potential Historic District now being discussed San Francisco Landmark # 74 across the street, see Victorian Alliance Book - 10/5/80.
11. Setting:
Victorian residential neighborhood.
12. Importance as a Visual Landmark:
Extremely prominent - elaborately detailed.

D. INTEGRITY

(cite alterations and physical condition)
No alterations.

RATINGS

DCP: 5
 HERE TODAY:
 SPLENDID SURV.: (architect listed)
 NAT'L REGISTER:
 NAT'L LANDMARK:
 STATE LANDMARK:

BIBLIOGRAPHY:

(list sources on back)

PREPARED BY: Michael C. Patterson
 ADDRESS: 1381 So. Van Ness
S. F. CA
 PHONE: 282-9897
 DATE: 10/10/80

Edited by Staff: 10/29/80.



Sanborn Maps: 1889, 1892, 1905, 1912, 1919, present

Block Books

City Directories

Water Department records

Recorder's records