

(Landmarks)  
DESIGNATING THE FRANK G. EDWARDS 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 Frank G. Edwards House located at 1366 Guerrero Street, Lot 13 in Assessor's Block 6533, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a landmark will further the purposes of, and conform to the standards set forth in Article 10 of the City Planning Code.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Frank G. Edwards House is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 11389 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-88-1.

(b) Required Data. The description 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 incorporated in this designating ordinance as though fully set forth.

APPROVED AS TO FORM:  
LOUISE H. RENNE  
CITY ATTORNEY

RECOMMENDED:  
CITY PLANNING COMMISSION

By [Signature]  
Deputy City Attorney

By [Signature]  
Dean L. Macris  
Director of Planning

Board of Supervisors, San Francisco

Passed for Second Reading  
November 7, 1988

§ Finally Passed  
§  
§ November 14, 1988  
§  
§

Ayes: Supervisors Britt Gonzalez  
Heieh Kennedy Maher Molinari  
Nelder Silver Walker Ward

§ Ayes: Supervisors Britt Gonzalez  
§ Hongisto Maher Molinari Nelder  
§ Silver Walker

Absent: Supervisor Hongisto

§ Absent: Supervisors Heieh Kennedy  
§ Ward

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

File No.  
90-88-1

NOV 17 1988  
Date Approved

[Signature]  
Clerk  
[Signature]  
Mayor

File No. 88.184L  
1366 Guerrero Street

SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO. 11389

WHEREAS, A proposal to designate the Frank G. Edwards House at 1366 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 April 6, 1988 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 June 30, 1988 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 not 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 Frank G. Edwards House at 1366 Guerrero, 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 13 in Assessor's Block 6533.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmarks Preservation Advisory Board Resolution 400 as adopted on April 6, 1988 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 described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 88.184L.

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 on June 30, 1988.

Lori Yamauchi  
Secretary

AYES: Commissioners Bierman, Dick, Engmann, Hu, Karasick and Morales

NOES: None

ABSENT: Commissioner Coffey

ADOPTED: June 30, 1988

VFM:atm/327

BUILDING NAME: Frank G. Edwards House      OWNER: Mr. and Mrs. Gerald B. Levine

BUILDING ADDRESS: 1366 Guerrero Street      BLOCK & LOT: 6533/13      ZONING: RH-3

ORIGINAL USE: Residence - 1 Unit      NO. OF STORIES: 2      LPAB VOTE: 5-1

CURRENT USE: Residence - 3 Units      EXTERIOR MATERIALS: Wood siding

STATEMENT OF SIGNIFICANCE:

The Frank G. Edwards House is significant in architecture, history, and environmental qualities as detailed in the following Evaluation Criteria/Findings section of this case report. Constructed in 1883, this house is a noteworthy example of transitional flat-front Italianate design. As the residence of Frank G. Edwards - importer, publisher and civic leader - (over)

EVALUATION CRITERIA/FINDINGS

A. ARCHITECTURE

1. Style: Italianate (transitional to Stick)
2. Construction Type: Wood frame
3. Construction Date: 1883
4. Design Quality: Excellent
5. Architect: Joseph Gosling, architect; Florence Crowley, builder
6. Interior Quality: Intact original detailing including parlor wall and ceiling paper, carpet, fireplace, gilt mirror and moldings.

B. HISTORY

(as building is significantly associated with specific)

7. Persons: Frank G. Edwards 1822 - 1900. Edwards apprenticed for a master decorator in his native England before emigrating to the United States in 1845. He worked as a decorator in New York, St. Louis and New Orleans, arriving in California in 1852 aboard the clipper ship Eureka. Pursuing gold for two years, he returned (over)
8. Events: Following the 1906 earthquake, Edwards' Abstract from Records was published from this location.
9. Patterns of History: As the residence of entrepreneur Frank G. Edwards, 1366 Guerrero Street reflects nineteenth century residential (over)

C. ENVIRONMENT

(relation to surroundings, specifically in terms of:

10. Continuity: One of the first buildings on this block, the original parcel remained in the Edwards family until 1949.
11. Setting: The site plan of 1366 Guerrero provides a front setback which allows garden and lawn area, an unusual feature in this densely (over)
12. Importance as a Visual Landmark: A conspicuous and familiar structure in the context of the neighborhood.

D. INTEGRITY

(cite alterations and physical condition)

13. Essentially intact. Side porch appears to be a nineteenth century alteration.

RATINGS

DCP: -  
HERE TODAY: Featured, p.109  
SPLENDID SURVIVORS: N/A  
NATIONAL REGISTER: Listed  
NATIONAL LANDMARK: -  
STATE LANDMARK: -

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San Francisco, CA 94102  
PHONE: 558-6345  
DATE: 3/29/88, 4/6/88

JHM:515/jp



STATEMENT OF SIGNIFICANCE: (Cont)

1366 Guerrero Street is intimately associated with an individual who made significant contributions to the development of the city. Located on a 50 by 125 feet lot, the Frank G. Edwards house continues to convey the nineteenth century larger-parcel pattern of development of this neighborhood.

B. HISTORY (Cont)

7. Persons: (Cont)

to San Francisco in 1854 assuming a position as paper hanger with the J. C. Bell Company. Edwards' civic involvement included charter membership with Mechanics Institute; participation in the Vigilance Committee of 1856; presidency of the Pennsylvania Fire Co. No. 12; membership in the Dashaway Society (a temperance league); member of the Fire Commission; and other civic endeavors.

Edwards established his own firm in 1859, specializing first in wall papers and later in imported interior furnishings. The business closed in 1890. After a foray into real estate, Edwards established Edwards' Abstract from Records, a daily publication recording real estate transactions, contracts and court decisions. Upon Edwards' death in 1900, his widow and son continued publication. Shortly after the 1906 earthquake, the company merged with The Recorder which is still in publication.

9. Patterns of History: (Cont)

and business development patterns. The quality interior furnishings are reminders of Edwards' background as an import businessman.

The Edwards House reflects the original development of the South Van Ness Corridor as an upper middle class residential district.

C. ENVIRONMENT (Cont)

11. Setting: (Cont)

built-up neighborhood. Original brick retaining wall and unusual fencing remain on the site and further down Guerrero Street.

BIBLIOGRAPHY:

G. Bland Platt, Frank G. Edwards House National Register of Historic Places Nomination, May 25, 1982.