

Board of Supervisors, San Francisco

Passed for Second Reading	§ Finally Passed
July 23, 1990	§ July 30, 1990
	§
Ayes: Supervisors Alioto Britt	§ Ayes: Supervisors Britt Gonzalez
Gonzalez Hallinan Hongisto Haich	§ Hallinan Hongisto Haich Maher
Kennedy Maher Nelder Walker	§ Nelder Walker
	§
Absent: Supervisors Ward	§ Absent: Supervisors Alioto 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.
90-90-2

AUG. 1, 1990

Date Approved

Clerk

Mayor

(Landmarks)

DESIGNATING THE RICHARD E. QUEEN HOUSE AT 2212 SACRAMENTO STREET 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 Richard E. Queen House located at 2212 Sacramento Street, Lot 4 in Assessor's Block 627, 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 Richard E. Queen House is hereby designated as a Landmark, this designation having been fully approved by Resolution No. 11937 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-90-2 and is incorporated herein and made a part hereof as though fully set forth.

(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 are described in the Case Report, which Case Report is on file with the Clerk of the Board of Supervisors under File No. 90-90-2 and which description is incorporated herein and made a part hereof as though fully set forth. The exterior of this Landmark shall be preserved generally in all of the particular exterior features as existing on the date hereof and described and depicted in the photographs and Case Report on file in the Department of City Planning Docket No. 89.587L. This Landmark contains significant interior features as described in Appendix D to the Case Report which remain intact and which the current owners wish to preserve. The owner(s) may consult with the

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Landmarks Board regarding alterations to the interior in order to solicit
information on how to preserve the significant interior features.

APPROVED AS TO FORM:

RECOMMENDED:

LOUISE H. RENNE

CITY PLANNING COMMISSION

CITY ATTORNEY

By

Deputy City Attorney

By

Dean L. Macris

Director of Planning

File No. 89.587L
Richard E. Queen House
2212 Sacramento Street

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 11937

WHEREAS, A proposal to designate the Richard E. Queen House as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on February 21, 1990 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 May 3, 1990 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, This 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, That this City Planning Commission does hereby recommend APPROVAL of the designation of the Richard E. Queen House at 2212 Sacramento Street as a Landmark and Lot 4 in Assessor's Block 627 as a Landmark site;

SECOND, That the special character and special historical, architectural and aesthetic interest and value of the said Landmarks Preservation Advisory Board Resolution No. 425 as ADOPTED on February 21, 1990 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. 89.587L.

FOURTH, That the current owners, Robert and Francis Moonan, have agreed to designate the interior of the subject property as indicated in Appendix 'D' of the Case Report and a letter is part of the record contained with Docket No. 89.587L; any transfer of ownership will require a new letter of authorization to designate the interior spaces indicated in Appendix 'D'.

AND BE IT FURTHER RESOLVED, That the Board hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

CITY PLANNING COMMISSION

File No. 89.587L
Richard E. Queen House
2212 Sacramento Street
Motion No. 11937

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on May 3, 1990.

Sharon Rogers
Secretary

AYES: Commissioners Bierman, Boldridge, Engmann, Hu, Karasick and Sewell

NOES: None

ABSENT: Commissioner Morales

ADOPTED: May 3, 1990

VFM:mj:728

FINAL CASE REPORT APPROVED 2/21/90 LANDMARKS PRESERVATION ADVISORY BOARD

BUILDING NAME: Richard E. Queen House OWNER: Robert and Frances Moonan
BUILDING ADDRESS: 2212 Sacramento Street BLOCK & LOT: 627/4
ZONING: RH-2
ORIGINAL USE: Residence NO. OF STORIES: 3 LPAB VOTE: 5-0
CURRENT USE: Residence EXTERIOR MATERIALS: Shiplap wood siding

STATEMENT OF SIGNIFICANCE: The Richard Queen House is significant as the only intact, surviving residence in San Francisco that was designed and built by A. Page Brown, "the architect who had the most significant impact on (cont.)

EVALUATION CRITERIA

A. ARCHITECTURE

1. Style: Classical Revival, fine example of the type.
2. Construction Type: Wood frame, walls 12 inches thick.
3. Construction Date: 1895-1896 (see Appendix A).
4. Design Quality: Notable for symmetry, solidity, semi-circular (cont.)
5. Architect: A. Page Brown (see Appendix B). Finished by F.S. Van Trees (see Appendix C).
6. Interior Quality: Intact (see Appendix D).

B. HISTORY

7. Persons: Richard E. Queen, investor/industrialist, resident 1896-1924 (see Appendix E).
8. Events:
9. Patterns of History: One of the grand Pacific Heights mansions built as townhouses for the business and social leaders of the West (see Appendix F).

C. ENVIRONMENT

10. Continuity: Scale like four other surviving mansions on this block (2220, 2224, 2230 and 2245) and like the Henry Miller Mansion formerly on site of highrise apartments at Laguna. It is (cont.)
11. Setting: Detached on all sides. Elevated above street on hillside behind rustic sandstone retaining wall and double staircase of granite and rustic sandstone. Height above street comparable to the three buildings immediately west of this one.
12. Importance as a Visual Landmark: Visually outstanding because
 - (a) Seen from the heavily used No. 1 California Muni line.
 - (b) The most like its original self of the five surviving mansions on this block.
 - (c) Reminder of bygone age in larger setting that includes 1960s highrise apartment next door at Laguna and 1970 highrise hospital immediately across Buchanan.
 - (d) Notable for symmetrical stone entry from sidewalk, semicircular portico, monumental Corinthian pilasters at corners.

D. INTEGRITY

13. Intact. Sandstone retaining wall never painted. Outer vestibule doors probably added before 1924. Some loss of interior fabric through vandalism (lighting fixtures, mantel columns, sideboard pieces, bookcase doors, etc.). (For restorations and uses, see Appendix G.)

RATINGS

DCP: 1
HERE TODAY: Appendix p. 291
SPLENDID SURV.: N/A
NAT'L REGISTER:
NAT'L LANDMARK:
STATE LANDMARK:

BIBLIOGRAPHY See Appendix H.
PREPARED BY: Anne Bloomfield
ADDRESS: 2229 Webster Street
San Francisco, CA
PHONE: 922-1063
DATE: 9 January 1990

VFM:mj:697



