

FILE NO. 90-93-3

RESOLUTION NO. 670-93

(Landmarks)

DESIGNATING THE GEORGE GIBBS RESIDENCE AND CARETAKER'S COTTAGE 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
George Gibbs Residence and Caretaker's Cottage at ²⁶²⁰⁻²⁶²⁴~~3633-34~~ Jackson
Street and ~~2628 1/2~~ Pacific Avenue, Lots 8, 9 and 10 within
Assessor's Block 585, 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 George Gibbs Residence and Caretaker's Cottage is hereby
designated as Landmark No. 203, this designation having been fully
approved by Resolution No. 13515 of the City Planning Commission,
which Resolution is on file with the Clerk of the Board of
Supervisors under File No. 90-93-3 and is incorporated herein and
made a part hereof as though fully set forth.

(b) Required Data:

(i) The description of the location and boundaries of the

BOARD OF SUPERVISORS

8/23/93

2620-2624

Landmark site is ~~3633-34~~ Jackson Street and ~~2628 1/2~~ Pacific
Avenue, Lots 8, 9 and 10 within Assessor's Block 585.

(2) The characteristics of the Landmark which justify its
designation are described and shown in the photographs and other
materials on file in the Department of City Planning Docket No.
93.058L and the Landmarks Preservation Advisory Board's Case Report
contained in Docket No. 93.058L.

(3) The particular features that should be preserved are
those shown in the photographs on file in Department of City
Planning Docket No. 93.058L and described in the Landmarks
Preservation Advisory Board's Case Report, in Section A, entitled
"Architecture," Subsection No. 5, "Design" and in Section D,
entitled "Integrity," Subsection No. 13, "Alterations," said
photographs and Case Report are incorporated in this designating
ordinance as though fully set forth.

APPROVED AS TO FORM:

LOUISE H. RENNE

CITY ATTORNEY

By

Deputy City Attorney

RECOMMENDED:

CITY PLANNING COMMISSION

By

Lu Blazej

Director of Planning

BOARD OF SUPERVISORS

- 2 -

93.058L

F531481

Adopted - Board of Supervisors, San Francisco August 23, 1993

Ayes: Supervisors Alioto Bierman Hallinan Haish Kennedy Maher

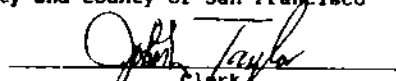
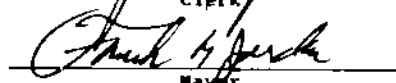
Absent: Supervisors Conroy Kaufman Leal Migden Shelley

I hereby certify that the foregoing resolution
was adopted by the Board of Supervisors
of the City and County of San Francisco

File No. *
90-93-3

AUG 27 1993

Date Approved


Clerk

Mayor

Corrected Copy
August 20, 1993

File No. 93.058L
George Gibbs Residence and
Caretaker's Cottage
2620-24 Jackson Street
Lots 8, 9 and 10 in Assessor's Block 585

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 13515

WHEREAS, A proposal to designate the George Gibbs Residence and Caretaker's Cottage, 2622-24 Jackson Street and 2620 Jackson Street, as Landmark No. 203 pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on December 16, 1992 and on January 6, 1993 said Advisory Board, after due consideration, recommended approval of this proposal; and

WHEREAS, The Landmarks Board at its Regular Meetings of December 16, 1992 and January 6, 1993 reviewed and approved on the draft Case Report for the Gibbs Residence at 2622-24 Jackson Street, Lots 8 and 9 within Assessor's Block 585 and recommended that a draft Case Report be prepared for the Caretaker's Cottage at 2620 Jackson Street, Lot 10 within Assessor's Block 585 was prepared for and took public testimony on the above referenced nomination; and

WHEREAS, The City Planning Commission, after due notice given, continued the public hearing of April 1, to their Regular Meeting of April 29, 1993, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The City Planning Commission, amended said designation to include the Caretaker's Cottage at 2620 Jackson Street, Lot 10 within Assessor's Block 585, based upon the recommendation to initiate designation of both buildings at the Landmarks Board hearings; subsequent to the Landmarks Board hearings a draft Case Report was prepared for the Commission's consideration and recommendation; 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 Landmark Board does hereby recommend APPROVAL of the designation of the George Gibbs Residence and Caretaker's Cottage, 2622-24 Jackson Street and 2620 Jackson Street, being Lots 8, 9 and 10 within Assessor's Block 585;

CITY PLANNING COMMISSION

File No. 93.058L
George Gibbs Residence and
Caretaker's Cottage
2620-24 Jackson Street
Lots 8, 9 and 10 in Assessor's Block 585
Resolution No. 13515
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Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmarks Preservation Advisory Board Resolution No. 446 as adopted on January 6, 1993 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the particular features that should be preserved are those shown in the photographs on file in Department of City Planning Docket No. 93.058L and described in the Landmarks Preservation Advisory Board's Case Report, in Section A, entitled "Architecture," Subsection No. 5, "Design" and in Section D, entitled "Integrity," Subsection No. 13, "Alterations," said photographs and Case Report are incorporated in this designating ordinance as though fully set forth.

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 April 29, 1993.

Linda Avery
Commission Secretary

AYES: Commissioners Boldridge, Fung, Levine, Lowenberg, Prowler, Smith and Unobskey

NOES: None

ABSENT: None

ADOPTED: April 29, 1993

VFM:mj:GibbsCPC.Res

LANDMARKS PRESERVATION ADVISORY BOARD
450 McALLISTER STREET, 4TH FLOOR • SAN FRANCISCO, CA 94102
TEL. (415) 558-6345 • FAX. (415) 558-6409



CASE REPORT

rev 04/22/93

BUILDING NAME: Gibbs (George W.) Residence

OWNER: A. Bourne & J. Luebbers
2500 Steiner Street, No. 9 SF 94115

ADDRESS: 2622 -24 Jackson Street

BLOCK: 585 / **LOT:** 8 & 9

ORIGINAL USE: Residence

ZONING: RH2

CURRENT USE: School/Vacant

NO. OF STORIES: 2 plus attic and basement

CONSTRUCTION DATE: 1895

ARCHITECT: Polk & Polk

STATEMENT OF SIGNIFICANCE: The George W. Gibbs Residence is highly rated in all four valutive categories (Architecture, Historic Context, Physical Context and Integrity) necessary for designation. The building is significant historically for its association with original owner Gibbs, who was an important early figure in industry, philanthropy and the Episcopal Church. It is significant architecturally as the first San Francisco example (except for his own residence) of the residential work of legendary architect Willis Polk. The house was a very influential architectural statement in its day, partly for its inclusion of works by artists Bruce Porter and Douglas Tilden, but also because its academic eclecticism suggested new directions (for San Francisco) and a world view of architecture. All this occurred at a time when San Francisco was still producing works copied from pattern books imported from the east. Polk's yearnings for greatness combined with his creative spirit to lift this work above that being created by many of his contemporaries. The building's context is that of a detached single family home with grounds and outbuildings, which is increasingly rare in the city. The building received the later addition of a concrete porte cochère in a style similar to the original. The original tile roof has been replaced with composition shingles, but otherwise the building appears to be essentially unaltered and remains much as it appeared in early photographs.

CRITERIA

A. ARCHITECTURE

1. **Style:** According to writer and architectural historian Richard Longstreth, this extremely fine and extremely early example of an Italian Renaissance Revival design recalls a Tuscan villa with details adapted from Raphael's Palazzo Pandolfini and a portico inspired by the Temple of Vesta at Tivoli. This is an extremely rare style, not often seen in the Bay Area.
2. **Construction type:** At a time when most local residential structures were built of wood, this was among the first stone residences in San Francisco; it was built of Oregon gray sandstone with a roof of glazed tiles. It is an especially fine and early example of this use of material and few remain.
3. **Construction Date:** Built between 1894-95, this building was the first structure and the original development to occupy this site.
4. **Architects:** Willis Jefferson Polk (1867-1924) is one of the City's earliest important architects. Born in St. Louis, he became an assistant to A. Page Brown in San Francisco, but it was his later association with Daniel Burnham that was most significant in his professional development. The Gibbs Residence is considered Polk's first major residential commission in San Francisco, and with its success, his reputation was established. Twenty-eight years of age when this building was built, Polk had only arrived in California a few years earlier after spending some time in Europe. Upon his death, Polk was eulogized by his frequent collaborator Bruce Porter as follows: "His vision, to the last, was always of this city of San Francisco as the most noble architectural opportunity of the New World." Polk's work made significant contributions to the field and is known nationally.
5. **Design:** The building was immediately recognized for its high quality of composition, detailing and ornament, which caused a great deal of comment in the community and was largely significant in helping to establish Polk's reputation. It is an excellent example of Polk's early style. In addition to Polk's work, there are also examples of Bruce Porter's stained glass windows and Douglas Tilden's sculptured Medusa heads on the portico.
6. **Interior:** The building's interiors were thought to be less elaborately appointed than comparable homes built in the east during this period, but by San Francisco standards, the interiors, were quite handsome, though formal and somewhat restrained. Designs for the major public rooms were prepared by prominent interior designer Lockwood DeForest. Elaborate moldings, significant art glass and beautifully detailed french doors are found on the first floor. Seven marble-fronted fireplaces, oak paneling, original crystal chandeliers, hardwood flooring and original hardware all are featured here.

B. HISTORIC CONTEXT:

7. **Persons:** This house was built for George W. Gibbs who was one of the leading producers of iron and steel in California and was also a leading philanthropist. His home was built with elaborate public rooms to reflect his importance as an early civic leader, although the home was not built until his retirement at age 70. Sadly, Gibbs died within one month of occupying his new home. Gibbs' family donated funds in his memory for the construction of Gibbs Hall (later called Cathedral House) at Grace Cathedral.
8. **Events:** Following Gibbs' death, the building sold to the Japanese government for use as a Consulate. Following the invasion of Pearl Harbor, the building was converted to use by the Red Cross. The Japanese connection with the building may be viewed as an event of primary importance (Pearl Harbor) loosely connected with the building.
9. **Patterns:** As is reflected in the Continuity section, the development of this property coincided with the maturing of the neighborhood, as its rural character evolved into a neighborhood of fine homes. Later, as is the case with many large homes in the city, the Gibbs Residence was converted to institutional use. Following the attack on Pearl Harbor, it was taken over by the Red Cross. In 1947 it was purchased by the Institute of Music and Art as a center for

the study of music, drama and opera. This evolution of use over time may be seen as illustrative of the urban development of the city, a pattern of secondary importance, loosely connected with the building.

C. PHYSICAL CONTEXT:

10. Continuity: The last of the "country" homes to be built in this district, by the time it was completed, the area had undergone a boom period in residential development and the rural qualities of the area were gone. Consequently, the building may be viewed as being of particular importance in establishing the character of the area.
11. Setting: Terraced gardens which were planned but not built for the property which originally extended down the hill to Pacific Avenue. The proposed gardens were preempted by a building boom. Currently, service access is provided on the east side and parking is provided on a paved courtyard in the rear. Generous front and side yards, framed with an ivy covered retaining wall terminated by sandstone spheres, marks the entrance and completes a setting which is reminiscent of a vanished period in San Francisco development. This setting is of particular importance in establishing the character of the area.
12. Visual significance: This is a conspicuous and familiar building in the context of the neighborhood.

D. INTEGRITY

Although the building shows signs of wear, age and institutional use, no significant changes have occurred to the interior or exterior, since it was first built. The original clay tile roofing material has been removed, and a porte cochère has been added in a manner that if reversed would result in a free-standing structure which has most of its character defining features intact.

Threat to Site: None Known () Private Development () Zoning (x) Vandalism () Public Works ()

Representation In Existing Surveys:

DCP '76 Survey: Rated 3
Here Today: Discussed on page 26.; also Polk bio.
SF Heritage surveys: N/A
National Landmark: no
National Register: eligible
State Landmark: no
Other: Longstreth, See Bibliography

Bibliography:

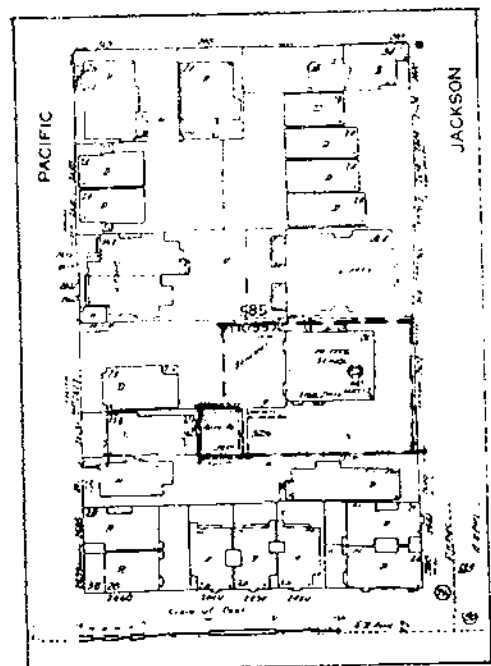
Longstreth, Richard, *On The Edge of the World*,
The Architectural History Foundation, MIT Press,
Cambridge 1983. pp 194.
Olmstead, Roger, and Watkins T. H., *Here Today*,
Chronicle Books, San Francisco, 1967

**Prepared By Landmarks Board staff,
based upon information supplied by:**

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Location Sketch Map:

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CASE REPORT

DATE: 30/03/93

BUILDING HISTORIC NAME AND ADDRESS

Gibbs Residence Cartaker's House
2629 1/2 Pacific Avenue

OWNER NAME AND ADDRESS:

Mr. and Mrs. John Walker

COMMON OR CURRENT NAME

Same

BLOCK: 585 / **LOT:** 10

ORIGINAL USE: Caretaker's residence

ZONING: RH-2

CURRENT USE: Private Residence

NO. OF STORIES: 2

CONSTRUCTION DATE: 1895

ARCHITECT: Polk & Polk

STATEMENT OF SIGNIFICANCE: Like the main house, the George W. Gibbs Caretaker's Cottage is highly rated in all four valutive categories (Architecture, Historic Context, Physical Context and Integrity) necessary for designation. The building is significant historically for its association with original owner Gibbs, who was an important early figure in industry, philanthropy and the Episcopal Church. It is also significant architecturally as it relates the first San Francisco example of the residential work of legendary architect Willis Polk. The case report for the main house is incorporated by reference

D. INTEGRITY

Although the building shows signs of wear, age and institutional use, no significant changes appear to have occurred to the exterior, since it was first built.

Threat to Site: None Known () Private Development () Zoning (x) Vandalism () Public Works ()

Representation in Existing Surveys:

DCP '76 Survey: Not Rated
Here Today: Not Mentioned
SF Heritage surveys: N/A
National Landmark: no
National Register: eligible
State Landmark: no
Other: None

Bibliography:

Building Permit

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based upon information supplied by:**

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Location Sketch Map:

