

FILE NO. 991873

ORDINANCE NO. 293-99

1 (Landmarks)

2 **DESIGNATING THE MADAME C.J. WALKER HOME FOR GIRLS AND WOMEN, AS LANDMARK**
3 **NO. 211 PURSUANT TO ARTICLE 10, SECTIONS 1004 AND 1004.4 OF THE PLANNING CODE.**

4 Be it ordained by the people of the City and County of San Francisco:

5
6 Section 1. The Board of Supervisors hereby finds that the Madame C.J. Walker Home for
7 Girls and Women, located at 2066 Pine Street in Lot 8 of Assessor's Block 651, has a
8 special character and special historical, architectural and aesthetic interest and value, and
9 that its designation as a Landmark will further the purposes of, and conform to the
10 standards set forth in Article 10 of the City Planning Code.

11
12 (a) Designation: Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of
13 the San Francisco Municipal Code, 2066 Pine Street, the Madame C.J. Walker Home for
14 Girls and Women, is hereby designated as Landmark No. 211. This designation has been
15 fully approved by Resolution No. 14880 of the Planning Commission, which Resolution is
16 on file with the Clerk of the Board of Supervisors under File No. 991873 and which
17 Resolution is incorporated herein and made part hereof as though fully set forth.

18
19 (b) Required Data:

- 20 (1) The description, location and boundary of the Landmark site is the property
- 21 at 2066 Pine Street in Lot 8 of Assessor's Block 651.
- 22 (2) The characteristics of the Landmark which justify its designation are
- 23 described and shown in the Landmark Designation Report adopted by the
- 24 Landmarks Preservation Advisory Board on June 16, 1999 and other
- 25

SUPERVISOR, BECERRIL, BIERMAN, BROWN, YAKI, KATZ
BOARD OF SUPERVISORS Page 1

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|------------------------|------------------|------------------|
| Post-It* Fax Note 7671 | | Date <u>2/18</u> |
| To <u>M. Roontz</u> | From <u>Paul</u> | |
| Co./Dept: | Co. | |
| Phone # | Phone # | |
| Fax # <u>558 6409</u> | Fax # | |

supporting materials contained in Planning Department Docket No.
1999.304L.

(3) That the particular exterior features that should be preserved, or replaced
in-kind as determined necessary, are those generally shown in the
photographs and described in the Landmark Designation Report, both of
which can be found in the case docket 1999.304L which is incorporated in
this designation ordinance as though fully set forth.

APPROVED AS TO FORM:

LOUISE H. RENNE

BY



Lisa-Anne Wong

Deputy City Attorney

RECOMMENDED:

PLANNING COMMISSION

BY



Gerald G. Green

Director of Planning

Case No. 1999.304L
2066 Pine Street
Madame C.J. Walker Home For Girls
and Women
Assessor's Block 651, Lot 8

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. 14880

**ADOPTING FINDINGS RELATED TO AN APPROVAL OF LANDMARK DESIGNATION OF THE
MADAME C.J. WALKER HOME FOR GIRLS AND WOMEN AS LANDMARK NO. 211**

1. **WHEREAS**, on October 21, 1998, the Landmarks Preservation Advisory Board (Landmarks Board) established its Landmark Designation Work Program for fiscal year 1998-1999. Ten sites were chosen to have Landmark Designation Reports developed and brought to the Landmarks Board for review and comment, and consideration of initiation of landmark designation. Included on that list was the former Madame C.J. Walker Home for Girls and Women, and
2. On October 21, 1998, Donner Lane, representative for the Madame C.J. Walker Home for Girls and Women, Inc., requested that the Landmarks Board consider initiating landmark designation of the former Madame C.J. Walker Home for Girls and Women, and
3. On May 22, 1999, Zelma Harrison, the current president of the Madame C.J. Walker Home for Girls and Women, Inc., wrote a letter on behalf of her organization to support the designation of the former Madame C.J. Walker Home for Girls and Women as a landmark, and
4. On June 11, 1999, Philip Conley, the owner of 2066 Pine Street (the subject building), submitted a letter supporting landmark designation of the former Madame C.J. Walker Home for Girls and Women to the Planning Department (**Attachment E**). Mr. Conley also testified that he supported the same landmark designation at the public hearing held by the Landmarks Board on June 16, 1999, and
5. On June 16, 1999, Zelma Harrison, Edith Smith, and Leola Harrod, representatives for the Madame C.J. Walker Home for Girls and Women, Inc., testified that they and their organization supported the landmark designation of the former Madame C.J. Walker Home for Girls and Women at the public hearing held by the Landmarks Board, and
6. On June 16, 1999, the Landmarks Board held a public hearing and adopted Landmarks Board Resolution No. 513 initiating landmark designation and recommending that the Planning Commission approve the designation of the former Madame C.J. Walker Home for Girls and Women as City Landmark No. 211, and
7. A draft Madame C.J. Walker Home for Girls and Women Landmark Designation Report, prepared by Mary Koonts, was reviewed by the Landmarks Board at its regular meeting of June 16, 1999, and such documentation was considered a final Madame C.J. Walker Home for Girls and Women Landmark Designation Report by the Landmarks Board, and
8. The Landmarks Board, in considering landmark designation of the former Madame C.J. Walker Home for Girls and Women employed the "Kalman Methodology" rating criteria. After reviewing recommendations on the ratings for the thirteen criteria in the draft Madame C.J.

PLANNING COMMISSION

Case No. 1999.304L

2066 Pine Street
Madame C.J. Walker Home For Girls
And Women
Assessor's Block 651, Lot 8
Resolution No. 14880
Page 2

Walker Home for Girls and Women Designation Report at its regular meeting on June 16, 1999, the Landmarks Board made the following rating determinations for the Madame C.J. Walker Home for Girls and Women: Four of thirteen Kalman criteria received a rating of "Excellent" - Age, Relationship to Historic Persons, Relationship to Historic Events, and Relationship to Historic Patterns. Five of thirteen Kalman criteria received a rating of "Very Good" - Design, Interior, Continuity, Setting and Alterations. Four of thirteen Kalman criteria received a rating of "Good" - Style, Construction, Architect, and Visual Importance, and

9. The Planning Commission reviewed this case and all supporting documents at a duly noticed Public Hearing on September 9, 1999, and
10. The Planning Commission concurs with the findings and recommendation of the Landmarks Board as set forth in Landmarks Preservation Advisory Board Resolution No. 513, and
11. The Planning Commission finds that the subject property met the criteria for landmark designation set forth in Planning Code Section 1004 (a)(1) having a "special character or special historical, architectural and aesthetic interest or value," and
12. The Planning Commission finds that the Madame C.J. Walker Home for Girls and Women Landmark Designation Report describes the location and boundaries of the landmark site and describes the characteristics of the landmark or historic district which justify its designation, meeting the requirements of Planning Code Section 1004(b). It is fully incorporated into this resolution by reference, and

THEREFORE BE IT RESOLVED that the Planning Commission hereby **approves** the landmark designation of 2066 Pine Street, the Madame C.J. Walker Home for Girls and Women as Landmark No. 211, pursuant to Planning Code Section 1004.3, limited to and comprising all of Lot 8 in Assessor's Block 651, and

BE IT FURTHER RESOLVED that this recommendation be forwarded to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on September 9, 1999.

Jonas Ionin
Commission Secretary

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

ABSENT: Mills

ADOPTED: September 9, 1999



City and County of San Francisco

Tails

Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 991R73

Date Passed:

Ordinance designating the Madame C. J. Walker Home for Girls and Women, as Landmark No. 211 pursuant to Article 10, Sections 1004 and 100.4 of the Planning Code.

October 25, 1999 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 10 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

Absent: 1 - Bccerril

November 1, 1999 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Ammiano, Bccerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

File No. 991873

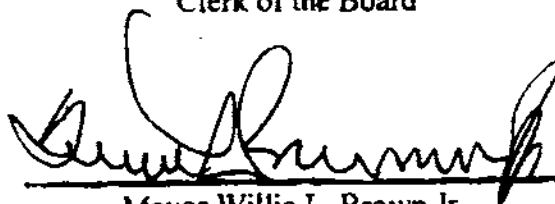
I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on November 1, 1999 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

NOV 12 1999

Date Approved



Mayor Willie L. Brown Jr.

SUMMARY

Historic Building Name: Madame C.J. Walker Home for Girls and Women (1921-present)

Address: 2066 Pine Street
Formerly 2026 Pine Street (Change noted on 1913-1915 Sanborn map.)

Block & Lot: 0651/008

Zoning: RH-2

Owner: Philip K. & Quella J.H. Conley
2066 Pine Street
San Francisco, CA 94115

Popular Building Name: N/A

Original Use: Single Family Dwelling

Current Use: Single Family Dwelling

Construction Date: ca. 1876-1878

Construction Type: Frame

Style: Italianate with Slanted Bays

Landmark No: 211

Landmark Vote: 8-0 In Favor of Approval

Number of Stories: Two

Exterior Materials: Wood, Fiberglass Shingles

STATEMENT OF SIGNIFICANCE

The house at 2066 Pine Street is most significant as the former Madame C.J. Walker Home for Girls and Women (Walker Home). The Walker Home is a community service organization that was founded by the Madame C.J. Walker Club (Walker Club) in 1921. The Walker Club and Home were named to honor Madame C.J. Walker--a successful African American business woman of the early 20th century and one of America's first black women millionaires. (Madame Walker never owned the house at 2066 Pine Street or served the Walker Club or Home in an official capacity.) The Walker Home occupied the Pine Street house from 1921 to 1972, and then moved to a newer structure on Hayes Street. The organization has provided community services to San Francisco's African American community for over three quarters of a century. The house is also significant for its relationship to the history of the Western Addition. It was built in the early years of the neighborhood's development. The diversity of the house's inhabitants over time reflects the changes that occurred in the neighborhood from the late nineteenth century to the late twentieth century. Lastly, the house is significant as an example of the city's late 19th century Italianate town houses.

CRITERIA

A. Architecture

1. Style—Significant as an example of a particular architectural style, type or convention

Rating: G (Good example)

The house is an example of the Italianate style, a style popular in San Francisco from the 1860s through the 1880s. The style is evidenced by architectural elements exposed and then repaired or replaced in a recent restoration effort, by the original and intact ornamentation on the sides of the structure, and by an early photograph (Figure 1, the earliest known photograph). The large slanted bay windows, elaborate ornamentation and entry porch with columns that are evident today and shown in the circa 1920s photograph indicate the house was built in the later years of the style's popularity. Earlier versions of the style had flat fronts and less ornamentation.

The Italianate style was introduced to American builders by Andrew Jackson Downing's *Cottage Residences*. Published in 1842, this popular pattern book included Italianate cottage designs. Downing adapted decorative elements from rural houses in Northern Italy for these cottages.

Most of the city's earliest town houses were constructed of wood in the Italianate style. The 2066 Pine Street house is one of many that continue to stand throughout the city. Nineteenth century Italianate town houses can be found on Webster Street, Liberty Hill, Alamo Square, and throughout Pacific Heights, the Western Addition, the Mission and the Haight.

2. Construction—Significant as an example of a particular material, method of construction, occupancy type, or use

Rating: G (Good example)

Material: The house is a frame building. Wood was commonly used in residential construction at the time the house was built. It was a preferred material for housing as builders believed it safer in earthquakes.

Method of Construction: Balloon framing was the standard construction method of the day. Additionally, new technology in the nineteenth century enabled the mass-production of ornamental woodwork. The house was probably built with a balloon frame and was decorated by a variety of such mass-produced elements: brackets, columns, quoins.

Occupancy Type/Use: The house was originally built as a single family home. A family had taken in boarders by 1920. The house served as the Walker Home, a boarding house for women, from 1921 to 1972. Subsequent owners converted the house back into a single family dwelling.

3. Date Built—Significant as an example of a particular period in San Francisco history/Of particular age in relationship to the periods of development of buildings in the area

Rating: E (Built before April 1906)

A local carpenter built the house between 1876-1878. It represents the residential buildings constructed for the city's middle class in the decades prior to the 1906 earthquake and fire. The house was constructed in the heyday of the Western Addition's development. Rows of town houses were built on the same block and in the neighborhood in the mid 1870s. This was also a time of tremendous growth for San Francisco as it grew from a seaside village to a bustling city.

William Simon connected the water on September 17, 1876. He was then listed in the *San Francisco Directory* as a carpenter and builder. Cord and Meta Wrede were listed in residence at 2026 Pine Street (the former street number) in the same directory by 1878. It is surmised that the house was built by 1876 or under construction.

4. Architect—Designed or built by an architect, designer, engineer or builder who has made a significant contribution to the history or development of the community, state or nation

Rating: G (Architect or builder known, but not of particular importance)

William Simon authorized the water connection at 2066 Pine Street in 1876. He was listed in the San Francisco telephone directory as a carpenter and builder, and as residing on Hyde Street. Though he owned the property, he never lived there. As house plans and complete specifications were readily available at the time the house was built, it would have been possible for Simon to build it without the assistance of an architect. It is thus probable that Simon built the house to sell for profit.

5. Design—Quality of composition, detailing and ornament; distinguished by innovation, rarity, uniqueness/Quality of detail; measured in part by originality, urban design, material or craftsmanship

Rating: VG (Very good)

The composition and detailing are typical of the late nineteenth century Italianate town houses found throughout San Francisco. Figure 2 shows a typical Italianate town house. With only a few variations—differences in ornamental detail and the lack of a portico balustrade on the Pine Street house—this diagram identifies the elements found on the former Walker Home. Figure 1 shows how the Walker Home appeared prior to a stucco remodeling in the early 1940s. Figures 3 and 4 show the house undergoing restoration. In the course of the restoration, the stucco was removed and decorative elements were created to match shadows on the facade and existing elements on the east side of the house (Figure 5).

Figures 6, 7 and 8 display the restoration of the facade prior to painting. The design maintains the character of the street as many of the town houses lining Pine Street are Italianate and/or of the same late nineteenth century period.

6. Interior—Interior arrangement, finish, craftsmanship and/or use detail is/are particularly attractive or unique

Rating: VG (Very good)

The arrangement of the interior rooms on the first and second floors remains much as it was in the early 20th century when the Walker Home first opened its doors. It is also probable, though little information is available on the interior prior to the occupation by the Walker Home, that the first and second floor plans are similar to the late 19th and turn of the century arrangement of rooms. Neither building permits, the building itself, or the history of occupants evidence any major alterations of the size or use of interior rooms on the first and second floors. The basement has undergone change over time. The Walker Home transformed it from a basement to a social room. Subsequent owners converted the social room into a garage. There is very little historical information available, only that stated in the next paragraph, about the interior decor.

The Walker Home made alterations to the interior of the house during their occupation. These alterations primarily included painting or papering the interior, enlarging a second floor bedroom and creating an arched entry between the two first floor living rooms. Figure 9 shows what the dining room looked like circa 1940. The largest alteration included converting the basement into a social room. A brief history of the Walker Home from the early 20th century (1920s or 30s) states the following: The home had “a living room and library where the girls may entertain their visitors. There is a large dining room where they may have dinners and lunches for their friends, and also a commodious kitchen with individual lockers for their own convenience. A social hall on the ground floor, with kitchen connected, is used by the girls for parties and by the clubs of the city for banquets and dinners.”

Changes wrought by subsequent owners as documented in city permits include the remodeling of the kitchen and bathrooms, and the conversion of the ground floor social room into a garage. A former President of the Walker Home visited the house in 1994 and toured it with the owners. After the visit, former Walker Home President Edith Smith wrote “It brought back old memories, even though it has been beautifully renovated.”

B. Historic Context

7. Persons—Associated with the life or activities of a person, group or institution that has made a significant contribution to the community, state or nation

Rating: E (Institution of primary importance intimately connected with the resource)

The Madame C.J. Walker Home for Girls and Women, Inc. is a community organization of long standing and holds an important place in San Francisco history. Established in 1921, the Walker Home has provided affordable housing for women, and social and recreational programs for girls and women for over three-quarters of a century. African American women founded the home to provide services that African American women of the early twentieth century's racially segregated society could not find elsewhere. Because of the lack of services then offered to African Americans the organization began to offer a range of housing, employment, and social services in addition to the ones originally planned. Albert S. Broussard, author of *Black San Francisco*, wrote that until the mid 1940s "Bay Area blacks had to depend on traditional agencies—churches, lodges, fraternal orders, benevolent societies, and community service centers. These institutions offered the services generally provided by an Urban League (not established in San Francisco until 1946) and were the nuclei around which Afro-Americans structured their lives". A circa 1920s description of the Walker Home's services best portrays the critical importance of this organization to San Francisco's African American community during the early twentieth century:

"The Home is the clearing house for colored people in San Francisco. There being no colored Y.W.C.A. in the city, the Home must perform to some extent the duties of a "Y". We keep a registry of available homes where persons who cannot be accommodated at the Home may obtain rooms, as men, women and children are sent to the Home by the Travelers Aid, Salvation Army and other organizations to be placed. It [the Home] functions as an employment agency. Numerous calls are received for help, and many girls, women and men are placed in situations both in the city and the country. The Home is the distributing center for shoes, clothes, hats, food and cash relief for destitute persons. The Home has a tree each Christmas for the colored children of San Francisco, furnishing nuts, candy and fruit, at which time the block is roped off so that the children may safely enjoy the games, dancing and music. The presents for the children and decorations for the tree are given by both friends and the organization. The Home is in need of more dormitory rooms. We have only four rooms for rentals. We need nine more rooms for the adequate accommodation of the growing population of our group in the city."

Today, the organization continues to serve girls and women of San Francisco's African American community. In addition to affordable housing, the Home provides scholarships, charitable donations to other community groups, and social, educational and recreational programs to girls and women of the community. The Walker Home was officially recognized for its long years of service by San Francisco's Mayor's Office, Office of the Assessor, and Board of Supervisors, California State Legislature, and the California State Assembly on its 75th anniversary in October 1994 (Appendix A).

The Madame C.J. Walker Club (Walker Club), organized in 1919, founded the Walker Home. Women created the club as a business, literary and social club. It is named after the successful African American businesswoman Madame C.J. Walker, one of America's first black women millionaires. A history of the organization provides a profile of the membership as it states that the "Club selected women who they felt were dedicated to the goals of the Club's mission and were law-abiding citizens and good role models in the African American community." Members who have gone on to make special contributions to the community include Irene B. Ruggles and Josephine Cole. Ruggles, the club's first president, served as state president of the California State Federation of Colored Women's Clubs from 1923-1924. Under her guidance, the San Francisco members of the California State Federation of Colored Women's Clubs founded a local federation. Cole was the first African American elementary school teacher in San Francisco in 1943, and the city's first African American high school teacher in 1948.

The Walker Club founded the Walker Home in 1921 under the guidance of club president Tulip L. Jones and business manager Mildred Dennis. Dennis is responsible for first proposing a home for single women who were new to San Francisco and without family with which to stay. An important partner in building community and financial support for the home was the Third Baptist Church. The church continues to be a strong ally of the Walker Home. Other club presidents that have served the organization and community over the years include Annie B. Roan, Lottie B. Caldwell, Johnnie M. Smith, Vivian Y. Sherrod, Edith Pearl McDonald Smith, and the current president Zelma Harrison.

The Walker Home remained at 2066 Pine Street for fifty-one years before moving to a newer apartment building located on Hayes Street, near Alamo Square. The house on Pine Street was the site of Walker Club meetings, fund-raising events, and business related meetings (such as the meeting of the Beauticians Club, Figure 9). In 1926, the Walker Home converted its basement at 2066 Pine Street into a social hall expressly for the purpose of providing room for Home gatherings and for banquets and dinners held by clubs of the city. The Walker Home is and always has been, as current president Zelma Harrison describes, “an anchor of the community.” On October 23, 1999, the Walker Club will celebrate its 80th year of service.

The Walker Home and Club is a member of the California State Association of Colored Women’s Clubs and of the National Association of Colored Women’s Clubs.

8. Events—Associated with events that have made a significant contribution to the community, state or nation
Rating: E (Event of primary importance intimately connected with the resource.)

Members of the Walker Club hosted many community meetings and social events at 2066 Pine Street. The house was the site of Walker Club meetings, fund-raising events, and business related meetings (such as the meeting of the Beauticians Club, Figure 9). In 1926, the Walker Home converted its basement at 2066 Pine Street into a social hall expressly for the purpose of providing room for Walker Home gatherings and for banquets and dinners held by clubs of the city. For many years, the social hall at 2066 Pine Street was one of few places available to African Americans for business meetings and social events. An account of the Walker Home’s early history also states that the Walker Club members held an annual Christmas celebration. “The Home has a tree each Christmas for the colored children of San Francisco, furnishing nuts, candy and fruit, at which time the block is roped off so that the children may safely enjoy the games, dancing and music. The presents for the children and decorations for the tree are given by both friends and the organization.” The Walker Home is and always has been, as current president Zelma Harrison describes, “an anchor of the community.”

9. Patterns—Associated with or illustrative of broad patterns of the City’s cultural, social, political or economic history or development
Rating: E (Patterns of primary importance intimately connected with the resource)

The house represents the early architecture and original middle-class character of the Western Addition. The Western Addition, once a sandy valley, was developed between the 1870s and 1890s to provide housing for the city’s booming population. The house is a two-story town house built in the Italianate style that stands among a row of nineteenth century houses. It was designed to be affordable and attractive to middle-class buyers. Located just blocks from the nearest street car routes, the house stood in easy commuting distance to offices and stores down town. The house’s first occupant was a liquor store owner, a partner in the Wrede & Weber liquor store. Cord Wrede immigrated to America from Hanover, Germany, worked hard and became part of America’s rising middle class. After operating two saloons in the city—the Island City Saloon and Bay Central Saloon—he eventually bought into the liquor store business. He and his wife Meta (also from Hanover) were one of many German immigrants that moved to the Western Addition when it was first built.

The house is also associated with the many changes that have occurred in the neighborhood since the turn of the century. As the housing grew older many of the German and Irish American families in the neighborhood moved out and into new

housing appearing in newer neighborhoods. The Western Addition eventually became home to a large Japanese American community. Many Japanese American families first sought housing in the Western Addition after the 1906 earthquake had destroyed their homes located in other parts of the city. One of these families, the Kiuchi family, rented the Pine Street house from a real estate management firm that had bought the property around the turn of the century. Mr. Kiuchi lived there with his wife, son, daughter and three boarders. By the time the Walker Home bought the house in 1921 the Western Addition had also become home to a growing number of African Americans. African Americans began moving to the Western Addition in increasing numbers in the 1920s and 1930s. Historian Albert S. Broussard found no specific reason for this trend. Rents were the same in the Western Addition as they were in other parts of the city. A key reason may, however, have been that the Walker Home and the Booker T. Washington Community Center were located in the area. The Washington Center was the only organization besides the Walker Home that provided lodging, recreation and community activities for African Americans in the city during the first half of the twentieth century.

The Walker Club's membership doubled during the 1940s and its social activities expanded accordingly. This increased activity reflects the changes occurring in the neighborhood. The number of African Americans moving to the Western Addition increased rapidly in the 1940s. This happened for two reasons. First, housing became readily available in the area after the forced relocation of the Japanese American community in 1941-1942. The Japanese Americans who had lived in the community for decades and had established a thriving business center there were forced out and into detention camps soon after the Japanese attacked Pearl Harbor in December 1941. The relocation program was initiated in response to the anti-Japanese hysteria that swept California after the Pearl Harbor attack. Those sent to the detention camps were mostly American citizens and had committed no crimes. The second reason for the trend was that thousands of black workers migrated to San Francisco from other parts of the country in the 1940s to work in the war industry factories. Many of these new arrivals bought or rented homes in the Western Addition.

Lastly, the house reflects the trend towards gentrification that has occurred (and is occurring) in many of the city's neighborhoods during the later decades of the twentieth century. A renewed interest in old houses developed during the 1970s and brought new owners to the old Walker Home. The single family occupants renovated the house in 1973. The Walker Club sold the property in 1972 as it required too much of their budget to maintain.

C. Physical Context

10. Continuity—Contributes to the continuity or character of the street, neighborhood or area
Rating: VG (Of importance in establishing or maintaining the character of a distinguished area)

The house contributes to the late nineteenth/early twentieth century character of the street and surrounding neighborhood. It was constructed, as were the majority of buildings on the street, by the turn of the century. Additionally, the house is one of several Italianate town houses that line Pine and nearby streets. The building's height, size, and setback are consistent with the adjacent houses.

11. Setting—Setting and/or landscape contributes to the continuity or character of the street, neighborhood or area
Rating: VG (Of importance in establishing or maintaining the dominant character of an area)

The staircase greets the street and the retaining wall defines the edge of private and public space in a manner consistent with the rest of the street. The small size of the lot is similar to others on the street.

12. Visual Significance—Significant as a visual landmark to the neighborhood, city, region or nation as a whole.
Rating: G (A conspicuous and familiar structure in the context of the neighborhood)

The house has stood on the street since the neighborhood's earliest days. It is, thus, a familiar structure in the context of the neighborhood.

D. Integrity

13. Alterations—The degree to which the property has retained original materials from which its significance is derived or which characterizes its period of significance

Rating: VG (Alterations which do not destroy the overall character)

When the Walker Home owned the house, it made a variety of improvements. Alterations to the exterior included: (a) covering the roof in asphalt shingles in 1924, (b) stuccoing the facade in 1941, (c) painting the exterior of the house in 1941, and installing new Terrazzo front stairs in 1941. Alterations to the interior included: (a) giving the basement a concrete floor, plastering the basement ceiling and taking out a partition wall to create a large social room in the basement, (b) laying a concrete floor for the porch located on the right side of the building, (c) installing new hardwood floors, (d) creating an archway between the two first floor living rooms, (e) painting and papering the living room and library, and (f) enlarging the second floor bedroom.

Subsequent changes made to the exterior of the house include: (a) installing a garage, (b) moving the front steps and retaining wall to allow for the driveway, (c) putting on a new roof, (d) removing the stucco facade applied in 1941 and (e) restoring the facade to its 19th century appearance in 1999. Subsequent changes made to the interior, as indicated by city permits, include turning the ground level social room into a garage, and remodeling the kitchen and bathrooms.

Today the house is recognizable as a late nineteenth century Italianate town house and as the building the Walker Home first occupied in 1921. The front facade was recently carefully restored in early 1999 to closely depict its original 19th century appearance. The stucco facade, applied in 1941, was removed. Missing wooden architectural elements (such as the front stair railings, portico, window treatments on the first and second floor windows, cornice, molding, and quoins) have been reconstructed. The reconstruction was based on photographic documentation, physical evidence and on original architectural elements that survive on the east side of the house.

E. Threats to Site

Indicate any known threats that may apply

There are no known threats to the site.

REPRESENTATION IN EXISTING SURVEYS

California State Register: No

DCP '76: No

Here Today Page: No

Heritage: No

EDITED BY

Michael Kometani

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June 1999