

[Ordinance to Designate 150 Otis Street, The Juvenile Court And Detention Home, As Landmark No. 248 Pursuant To Article 10.]

Ordinance Designating 150 Otis Street, The Juvenile Court And Detention Home, As Landmark No. 248 Pursuant To Article 10, Sections 1004 And 1004.4 Of The Planning Code.

Note: Additions are single-underline italics Times New Roman;
deletions are ~~striketrough italics Times New Roman~~.
Board amendment additions are double underlined.
Board amendment deletions are ~~striketrough normal~~.

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

Section 1. Findings

The Board of Supervisors hereby finds that 150 Otis Street, the Juvenile Court and Detention Home, Lot 7 in Assessor's Block 3513, 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, 150 Otis Street, the Juvenile Court and Detention Home is hereby designated as Landmark No. 248. This designation has been fully approved by Resolution No. 579 of the Landmarks Preservation Advisory Board and Resolution No. 16888 of the Planning Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under File No. _____ and which Resolutions are incorporated herein and made part hereof as though fully set forth.

(b) Priority Policy Findings

(1) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this ordinance will serve the public necessity, convenience and welfare for the reasons set forth in Planning Commission Resolution No. 16888 recommending approval of this Planning Code

1 Amendment, and incorporates such reasons by this reference thereto. A copy of said
2 resolution is on file with the Clerk of the Board of Supervisors in File No. _____.

3 (2) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
4 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and,
5 with the General Plan and hereby adopts the findings of the Planning Commission, as set
6 forth in Planning Commission Resolution No. 16888, and incorporates said findings by this
7 reference thereto.

8 (c) Required Data:

9 (1) The description, location and boundary of the Landmark site encompass the
10 footprint of 150 Otis Street, the Juvenile Court and Detention Home on the north side of Otis
11 Street between McCoppin Street and Duboce Avenue.

12 (2) The characteristics of the Landmark which justify its designation are described and
13 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory
14 Board on June 2, 2004 and other supporting materials contained in Planning Department
15 Docket No. 2002.0271L. In brief, the National Register characteristics of the landmark which
16 justify its designation are as follows:

17 Its association with master architect, Louis C. Mulgardt (National Register Criterion C).

18 (3) The particular exterior features that should be preserved, or replaced in-kind as
19 determined necessary, are those generally shown in the photographs and described in the
20 Landmark Designation Report, both of which can be found in the case docket 2002.0271L
21 which is incorporated in this designating ordinance as though fully set forth. In brief, the
22 description of the particular features that should be preserved are as follows:

23 All of the exterior elements surviving from the original construction, including but not
24 limited to, the buff colored stucco coating, which is roughly textured to look like travertine, the
25 vertical pilasters, roof brackets, gabled red Spanish tiled roof, coffered panels at the roofline,

1 deeply recessed windows, third floor sun porch with its continuous windows and projecting
2 mullions, tall, arched entry opening and steps, the entry pilasters and pediment, and
3 ornamental bronze lantern, and the rear façade elements including the end bays upper
4 massing and pyramidal roof, the rear chimney flues, which are designed as projecting
5 pilasters extending up to the entire height of the building.

6 Section 2. The property shall be subject to further controls and procedures, pursuant
7 to this Board of Supervisor's Ordinance and Planning Code Article 10.
8

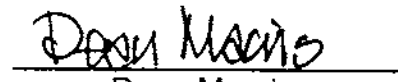
9 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

RECOMMENDED:
PLANNING COMMISSION

10
11 By:


Sarah Ellen Owsowitz
Deputy City Attorney

By:


Dean Macris
Director of Planning

Case No. 2002.0271L

150 Otis Street; Juvenile Court and
Detention Home

Assessor's Block 3513, Lot 007

SAN FRANCISCO
PLANNING COMMISSION
RESOLUTION NO. 16888

ADOPTING FINDINGS RELATED TO THE APPROVAL OF LANDMARK DESIGNATION OF 150 OTIS STREET, THE JUVENILE COURT AND DETENTION HOME, ASSESSOR'S BLOCK 3513, LOT 007 AS LANDMARK NO. 248.

1. WHEREAS, on October 16, 2001, the Landmarks Preservation Advisory Board (Landmarks Board) established its Landmarks Designation Work Program for fiscal year 2001-2002. Up to 8 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 150 Otis Street, Juvenile Court and Detention Home; and
2. Elizabeth. Krase, Elizabeth McKee, and Andrew. Hope, prepared Department of Park and Recreation A and B forms of behalf of CalTrans as part of their *Historic Architecture Survey Report for the Central Freeway Replacement Project in the City of San Francisco*. The evaluation served as the basis for the draft landmark Designation Report for 150 Otis Street, the Juvenile Court and Detention Home, for the Landmarks Board to consider initiation of the landmark designation of the property; and
3. The Draft 150 Otis Street, The Juvenile Court and Detention Home, Designation Report, was reviewed by the Landmarks Board at its meeting of June 2, 2004, and such documentation was considered a final Landmark Designation Report by the Landmarks Board; and
4. At its regular meeting of June 2, 2004, the Landmarks Preservation Advisory Board (Landmarks Board) adopted Resolution No. 579, initiating designation of and recommending to the Planning Commission that they approve The Juvenile Court and Detention Home as Landmark No. 248; and
5. The Landmarks Board found that the Juvenile Court and Detention Home Designation Report describes the location and boundaries, of the landmark site, describes the characteristics of the landmark which justifies its designation, and describes the particular features that should be preserved and therefore meets the requirements of Planning Code Section 1004(b) and 1004(c)(1). That Designation Report is fully incorporated by reference into this resolution; and
6. The Planning Commission reviewed and endorsed the description, location, and boundary of the landmark site, which is the footprint of the building located in Assessor's Block 3513, Lot 007; and
7. The Planning Commission, in considering the proposed landmark designation employed the "National Register of Historic Places" rating criteria and found 150 Otis Street, The Juvenile Court and Detention Home, to be eligible for listing in the National Register of

Historic Places under the criterion "C", architecture, because it represents the work of a Master, Louis C. Mullgardt; and

8. The Planning Commission reviewed and endorsed the following description of the characteristics of the landmark which justify its designation:
 - Architecture, the work of a Master, Louis C. Mullgardt..
9. The Planning Commission reviewed and endorsed the following particular features that should be preserved:
 - All of the exterior elements surviving from the original construction should be preserved. These include, but are not limited to the buff colored stucco coating, roughly textured to look like travertine, the vertical pilasters, roof brackets, gabled red Spanish tiled roof, coffered panels at the roofline, deeply recessed windows, third floor sun porch with its continuous windows and projecting mullions, tall, arched entry opening and steps, the entry pilasters and pediment, and ornamental bronze lantern. At the rear, façade elements including the end bays upper massing and pyramidal roof. The rear chimney flues, which are designed as projecting pilasters extending up to the entire height of the building, should also be preserved.
10. The Planning Commission has reviewed documents, correspondence and oral testimony on matters relevant to the proposed landmark designation, at a duly noticed Public Hearing held on October 7, 2004.
 - *The proposed Project will further Priority Policy No. 7, that landmarks and historic buildings be preserved, such as the designation of the Juvenile Court and Detention Home as City Landmark No. 248. Landmark designation will help to preserve a significant work of Louis C. Mulgardt, a renowned San Francisco architect, .*
 - *That the proposed project will have no significant effect on the other seven Priority Policies: the City's supply of affordable housing, existing housing or neighborhood character, public transit or neighborhood paring, preparedness to protect against injury and loss of life in an earthquake, commercial activity, business or employment, or public parks and open space.*

THEREFORE BE IT RESOLVED that the Planning Commission hereby approves the landmark designation of 150 Otis Street, the Juvenile Court and Detention Home, Assessor's Block 3513, Lot 007 as Landmark No. 248, pursuant to Article 10 of the Planning Code; and

BE IT FURTHER RESOLVED that the Planning Commission hereby directs its Recording Secretary to transmit this Resolution, the 150 Otis Street, the Juvenile Court and Detention Home Landmark Designation Report and other pertinent materials in the Case File 2000.0271L to the Board of Supervisors.

PLANNING COMMISSION
November 29, 2004

Case No. 2002.0271L
150 Otis Street; Juvenile Court and
Detention Home
Assessor's Block 3513, Lot 007
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hereby certify that the foregoing Resolution was adopted by the Planning Commission on
November 29, 2004.

Linda Avery
Planning Commission Secretary

AYES: Alexander, Antonini, Bradford Bell, Hughes, S. Lee, W. Lee, Olague

NOES: None

ABSENT:

ADOPTED: November 29, 2004

LANDMARK DESIGNATION REPORT**DATE:****CASE NO: 2002.0271L****PAGE 1****LANDMARKS BOARD VOTE:****APPROVED:****PROPOSED LANDMARK NO: 248****HISTORIC NAME:** Juvenile Court and Detention Home**POPULAR NAME:** City and County of San Francisco Department of Social Services**ADDRESS:** 150 Otis Street**BLOCK/LOT:** 3513 / 007**OWNER:** City and County of San Francisco
Department of Real Estate
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102**ORIGINAL USE:** Juvenile Court and Detention Home**CURRENT USE:** City and County offices**ZONING:** Public Use**NATIONAL REGISTER CRITERIA:**

- (A)___ Association with events that have made a significant contribution to the broad patterns of our history.
- (B)___ Association with the lives of persons significant in our past.
- (C) x Embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- (D)___ Has yielded, or may be likely to yield information important in history or prehistory.

Period of Significance: 1916**Integrity:**

Since 1950, the City Department of Social Services has occupied 150 Otis Street. The building retains integrity of location, materials, workmanship, feeling and association to a high degree and integrity of design and setting to a moderate degree. Building permits show that a host of alterations have been carried out beginning about 1960 for conversion to use as administrative offices. The major alteration to the building has been the piecemeal replacement of the original windows; Mullgardt's design featured deep-set, multi-paned industrial steel windows with sash that would pivot and lock open at a limited swing. The current windows in the building are aluminum frame, divided horizontally into three or four sash; they pivot open awning-style as the original windows did, and still retain a somewhat industrial feel. None of the window openings has been enlarged; one-third of the windows on the south elevation of the tower end bay have been filled in. The essential physical characteristics of the building such as the massing, entrance, roof, and surface details have not changed; thus the change in fenestration is a relatively minor loss of integrity, and not sufficient to

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eclipse the National Register eligibility. The Sanborn's Insurance Map of 1950 shows that a one-story courtroom building had been constructed at the rear of the building at an unknown date; the courtroom does not remain.

A massive five-story concrete building of irregular plan was constructed at the rear of the historic property in 1978 as the administrative offices of the Department of Social Services (170 Otis Street); although brutal in appearance, this building is physically separate from the 1916 structure and does not detract from Mullgardt's design. The setting to the north includes a number of recent tall buildings on Market Street which tower above Juvenile Court and Detention Home, and do not contribute to it. The setting to the east of the building has mostly two- and three-story light industrial buildings constructed between 1906 and 1945, with the exception of the elevated Central Freeway constructed in 1955. Immediately adjacent to Juvenile Court and Detention Home on the south stands the Bekins Warehouse at 190 Otis Street, a survivor of the 1906 fire, rebuilt in 1909. Both the Bekins Warehouse and Juvenile Court and Detention Home are notable visual landmarks when viewed from the south and east (particularly as one drives north on the Central Freeway-Route 101), as well as monuments recalling the reconstruction of San Francisco after the 1906 earthquake.

San Francisco Juvenile Court and Detention Home is the only major non-residential building surviving with good integrity in California designed by Louis Mullgardt during the height of his career. It warrants listing on the National Register of Historic Places as the work of a master architect at the state and local levels of significance. The 1916 structure maintains integrity of location, design, setting, materials, workmanship, feeling and association. Alterations include the removal of the two flagpoles atop the elevator shafts and the partial removal of some of the bracket ends on the third floor exterior at an unknown date. One column of windows on the south end of the building has been bricked in. Building permits dated 1960, 1962, and 1976 indicate that windows were replaced. New interior partitions and dropped (suspended) ceilings were done in 1964; other repairs and interior modifications were made in 1979, 1981, 1991.

ARTICLE 10 REQUIREMENTS - SECTION 1004(b):**Boundaries of the Landmark Site:**

The proposed Landmark site is contiguous with the footprint of the building, Lot 13 in Assessor's Lot 3513.

Characteristics of the landmark which justify its designation:

National Register Criterion C.

Criterion C: The building is a work of a master, Louis C. Mullgardt

Description of the particular features that should be preserved:

All of the exterior elements surviving from the original construction should be preserved. These include but are not limited to the buff colored stucco coating, which is roughly textured to look like travertine, the vertical pilasters, roof brackets, gabled red Spanish tiled roof, coffered panels at the

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LANDMARKS BOARD VOTE:**APPROVED:****PROPOSED LANDMARK NO: 248**

roofline, deeply recessed windows, third floor sun porch with its continuous windows and projecting mullions, tall, arched entry opening and steps, the entry pilasters and pediment, and ornamental bronze lantern. At the rear, façade elements including the end bays upper massing and pyramidal roof, the rear chimney flues, which are designed as projecting pilasters extending up to the entire height of the building, should also be preserved.

DESCRIPTION:

A long rectangle in plan (approximately 135' x 50'), this building is composed as a six-story narrow slab set back behind a three-story projecting base across the long east facade, for a total height of nine stories above a raised basement. The structure is steel-reinforced concrete with a buff-colored stucco coating, roughly textured to look like travertine. The main block has five central bays which are given a strong vertical emphasis by the continuous pilasters and window mullions extending from the fourth through the ninth floors, becoming brackets at the eaves. The building is topped by a gable roof clad in red Spanish tile. Its broad overhangs are supported by the closely-spaced brackets on both the eaves and gable ends. The undersides of the eaves are further detailed by coffered panels, while scored lines on the wall surface at the bottom edge of the brackets emphasize the roof treatment. The tower-like end bays of the long facades and the narrow end walls have unornamented window openings; all of the windows in the structure are deep set to increase the play of light and shadow on the surface. The windows are three- and four-part aluminum frame sash of fixed and awning window type.

The three-story projecting base at the front of the building, approximately half again the depth of the slab above, is similar to the main block in its facade composition on the first two floors, while the third floor contains a sun porch which has continuous windows on three sides, separated by projecting mullions suggestive of a colonnade. The horizontality of the three-story base moderates the height of the slab to the rear. The main entrance in the center of the east facade is comprised of a tall, arched opening with steps leading up to the recessed front doors. This entry is flanked by two-story pilasters, which carry an understated gabled pediment. At each side of the arched opening is a large bronze lantern fixture with amber glass.

The handsome rear elevation further expresses the verticality of the front; here the two end bays continue up above the gable roof, each terminating in a low-pitched pyramidal roof clad again with red Spanish tile. Containing the elevator and stair wells, the bays are articulated by a recessed, arched panel above the third floor. Two chimney flues are designed as projecting pilasters extending up the entire height of the building. The center of the rear elevation contains the original fire escape stairway.

The building is located on flat ground in a light industrial area of mostly two and three-story buildings. Flanking it are the seven-story reinforced concrete Bekins Warehouse at 190 Otis and a four-story Pacific Telephone and Telegraph Building at 100 Otis. To the rear of Juvenile Hall is an annex to the Department of Social Services, five stories of reinforced concrete, constructed in 1978.

STATEMENT OF SIGNIFICANCE

The San Francisco Juvenile Court and Detention Home appears eligible for the National Register of Historic Places at the state and local levels under Criterion C, as the work of a master architect, Louis C. Mullgardt. It is also one of the two major buildings in California designed by Mullgardt

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remaining in largely intact condition, and the only building from the height of his career. The period of significance is the year the building was completed, 1916, and the boundary of the eligible property is the building footprint. The Citywide Architectural Survey of 1976 gave this building a rating of 5 on a scale from -2 to +5.

San Francisco Juvenile Court and Detention Home can be seen as a product of the City Beautiful movement in city planning, as the work of a master architect who combined historicist and regional elements for a completely original California architectural style, and the Progressive movement's desire to improve social conditions.

The City Beautiful Movement

The fire and earthquake of 1906 created a blank slate of most of San Francisco, and offered the opportunity to redesign the city in the formal Beaux-Arts style, based on the plan proposed by Daniel Burnham in 1905. For a number of political and economic reasons, most of Burnham's plan was never implemented, but his suggestion for a great Civic Center with axial boulevards radiating out from

it finally did come to fruition gradually, if altered from his original plan. In 1912, a decision was finally made to locate the new City Hall (opened in 1916) and related civic buildings on Van Ness Avenue, three blocks north of Market Street. Although the planned extension for automobile traffic of Van Ness Avenue south of Market Street was not completed until 1932, the extension may have suggested the placement of additional civic functions along or near this boulevard. A city-owned parcel cleared by the fire, located one block south of Market and a block east of Van Ness Avenue South, presumably appeared an ideal site for a juvenile hall, near to municipal and state buildings, but on the south side of Market in a mixed industrial/residential area, somewhat out of the public eye.

Concurrent with the planning of the Civic Center and equally indicative of the City Beautiful movement was the Panama-Pacific International Exposition (PPIE) of 1915, a huge civic celebration of the completion of the Panama Canal, intended to show the world that San Francisco had recovered from the earthquake of 1906 and had now resumed its role as *the* major, cultured city on the West Coast. In the tradition of the Columbian Exposition of 1893 in Chicago, the PPIE presented a vision of a temporary "city" of fantastic architecture inspired by the City Beautiful ideal. The exposition buildings were designed by many of the city's most distinguished architects, including Bernard Maybeck, Arthur Brown, Jr., George W. Kelham, Willis Polk, William B. Faville, and Louis C. Mullgardt. Rather than slavishly adhering to classical or Spanish Colonial Revival styles of architecture, Mullgardt's Court of the Ages was widely recognized at the time as one of the high points of the Exposition, an eclectic blend of Mediterranean or Spanish motifs with the intention of creating an entirely new Californian style. With its textured and salmon-tinted stucco exterior, Mullgardt's inventive architectural ornamentation of the Court of the Ages has been called "some of the best architectural ornamentation west of Louis Sullivan and George Elmslie" (Clark 1966). The Court of the Ages, like most of the PPIE buildings, was demolished after the fair. M. H. De Young, owner of the *San Francisco Chronicle* and civic leader, commissioned Mullgardt to recreate his design of the Court of the Ages in permanent form to be a museum (in a revised plan for its new function) in Golden Gate Park (now the De Young Museum). Unfortunately, disintegration of parts of the museum's ornament caused all of the ornamentation to be stripped from the building in the 1940s; the building has recently been completely demolished.

Mullgardt's Career

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In 1912, when Mullgardt was appointed to the architectural board of the PPIC, he was at the peak of his career. Born in Missouri in 1866, he followed in the professional footsteps of two uncles who were builders, and apprenticed in the offices of several St. Louis architects. Next he worked for H. H. Richardson's office on St. Louis projects and then for Richardson's successor firm, Shepley, Rutan & Coolidge, in Boston. About 1890 he moved on to Chicago for the post of chief designer in the architectural office of Henry Ives Cobb; here Mullgardt was responsible for the exterior of the Newberry Library and the much-praised Fisheries Building at the World's Columbian Exposition of 1893, among other work. From 1903 to 1905 he worked in London, where he patented a method of reinforced concrete floor construction while working as supervising architect on a number of hotel construction projects. In 1905 he relocated to San Francisco, initially sharing a short-lived partnership with Willis Polk and George A. Wright. In hindsight, Mullgardt's timing of his move to San Francisco was serendipitous, considering the vast architectural opportunities offered by reconstruction after the earthquake and fire of 1906. Instead, he designed a number of private houses in the Oakland-Piedmont-Berkeley hills, just then being developed as residential districts. Other commissions were for a school in Oakland, residences in San Francisco, Mill Valley, and for the President's House at Stanford University. Throughout this period Mullgardt's style was evolving as a unique combination of many influences suggestive of designs by C. F. A. Voysey in Britain, as well as Mediterranean and Mission Revival, Craftsman, and even Tibetan and Oriental styles, often for hillside bungalows clad in rough-textured and tinted stucco with battered walls and deep eaves.

Following the successes of his work for the PPIC and the Juvenile Court and Detention Home, Mullgardt was commissioned to design a commercial complex in Honolulu; of this project, only the Theo H. Davies & Co., Ltd. Building was constructed, an eccentric concoction clad in green and orange terracotta (1917-1920). But few new commissions came his way after World War I. During the 1920s he traveled and designed a few houses, mortuary monuments, and unsolicited projects which were never built, but his career had essentially ended by 1930. The eclectic Infant Shelter Building at 1201 Ortega Street in San Francisco (now the San Francisco Conservatory of Music) was one of his last commissions in 1928. By 1935 Mullgardt was listed in the city directory as a mere draftsman; but he seems to have become mentally deranged, and wandered the streets with a carpetbag containing manuscripts of plays which, he claimed, Shakespeare was dictating to him. Mullgardt died a pauper in 1942.

The Architecture

The site of Juvenile Court and Detention Home is an approximately 140' x 140' parcel which had been the location of Peabody Grammar School before the earthquake of 1906; the site was donated for this new use by the Board of Education. The lot size must have proved a challenging one for its intended use, because the facility required outdoor play areas for the children in addition to its interior requirements. The limited ground area was too small for a courtyard arrangement with satisfactory light. Mullgardt instead designed the facility as a tall, narrow building for maximum light and ventilation, with four walled-in open-air play areas at the rear. The new feature of the building was the separation of departments by floors, and the substitution of vertical circulation via modern elevators in lieu of horizontal circulation. Each floor was arranged essentially as a long corridor extending the width of the building, with rooms on both sides of the corridor. The programme of the building was as follows: the first floor contained a courtroom and judge's chambers, offices for probation officers and their assistants; the second floor had offices for women probation officers along with lodgings and living rooms for the employees. On the third floor was a nursery with a large sun porch; the next two floors housed the boy inmates, while the sixth and seventh floors housed the girls, with schoolrooms and dining rooms on each of these four floors. A medical department,

including a clinic, examining and operation rooms, and a psychological department were located on the eighth floor. The ninth floor contained the kitchen, laundry, employment, and recreation rooms for girls, in addition to the officers' dining room. The basement was planned for future construction of a workshop and gym in addition to the boiler room and storerooms. The 1920 Census enumerated 42 children living there, ranging in age from 2 to 20 years (most were teenagers), with five residential nurses and attendants.

When the building was opened for use on 20 November 1916, the popular press called the style "Spanish Renaissance in its simplest form," although few elements directly suggest that style. Instead it appears to be Mullgardt's own unique composition of varied stylistic features, vaguely both Mediterranean and Oriental in style, applied to a functionally modern building. The tile roof, stucco cladding, and arched entrance refer to Mediterranean stylistic sources, while the massing and height below the gable roof with bracketed eaves are vaguely suggestive Chinese or Tibetan sources. A few wags have dubbed this building "Mullgardt's high-rise bungalow," and the overhanging, bracketed eaves and tiled gable roof also suggest elements of this residential form. The overall impression of the building is one of solidity and strength, while the setback above the third floor prevents an overwhelmingly massive effect. The structure does not have the wealth of surface ornamentation so admired on the Court of the Ages and the De Young Museum, but exhibits equal attention to geometric massing, subtle detail, and concern with the functional requirements of this municipal building. The faux travertine finish is similar to that was used on many PPIE buildings. At the time of the building's construction, the visual connection between this and City Hall to the north of Market Street would have been more obvious, because there was little else of comparable height in the area.

The Progressive Movement

Progressives claimed that the best principle for dealing with "juvenile misfortunes" was "prevention instead of cure." In 1913 the San Francisco City Board of Supervisors appropriated \$161,381.00 for construction of the building. At the time this must have been a fairly significant sum, considering that the City had already issued \$8,800,000.00 worth of bonds to raise funds to construct City Hall, a civic auditorium, and other needed civic improvements. The Juvenile Court and Detention Home was created as a self-contained unit, providing for all of the needs of the "unfortunate" children. At the opening of the building in 1916, the local press trumpeted that the City was now at "the front rank of juvenile reform," by providing "the most modern adaptation to suit the requirements of immediate sociological conditions," and that its "distinguished officers had established a reputation of leadership in sociological work."

Reminiscent of the sad decline of Mullgardt's own life, by the end of the 1920s, the Juvenile Court and Detention Home also had mixed fortunes, though evidently not due to inherent faults in the architectural design. In 1930, a surprise inspection of the facility revealed that the building needed repairs, and that reform of personnel and child treatment practices was urgent. The San Francisco Board of Supervisors appropriated \$15,208.00 for repairs in November 1930; four months later the improvements were praised: "The place has an air of friendliness and cooperation, of an institution with a heart, as any place which houses children should have." However, for the next two decades the City's Child Welfare chairman and the San Francisco Federation of Women's Clubs led a campaign to secure a new detention home, focusing on the need to separate "innocent little kids playing truant from little criminals and children with diseases." In 1949-1950 a new juvenile facility was built to replace Mullgardt's building: today's "Youth Guidance Center" is a low-rise facility on sixteen acres, near Laguna Honda Hospital.

LANDMARK DESIGNATION REPORT

DATE:

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LANDMARKS BOARD VOTE:

APPROVED:

PROPOSED LANDMARK NO: 248

REFERENCES:

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- "New Home for Juveniles," *San Francisco Chronicle* 6 May 1934, p. 28:6.
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- Scott, Mel, *The San Francisco Bay Area: A Metropolis in Perspective* (U.C. Press, 1985, 2nd ed.)
- "Women Will Inspect Juvenile Home," *San Francisco Chronicle* 6 November 1930, p. 8:3

Photographs and Illustrations

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LANDMARKS BOARD VOTE:

APPROVED:

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RATINGS: National Register of Historic Places, 2D2--Determined eligible Determined Eligible for listing as a contributor by consensus determination. (Made 5-13-97)

PREPARED BY: Mat Snyder from DPR forms prepared by Andrew Hope, Elizabeth Krase and Elizabeth McKee, CalTrans

ADDRESS: Planning Department
City and County of San Francisco
1660 Mission Street, 5th Floor
San Francisco, CA 94103-2414

150 Otis Street
The Juvenile Court and Detention Home
Case No. 2002.0271L



South Elevation – Close Up Gabled End

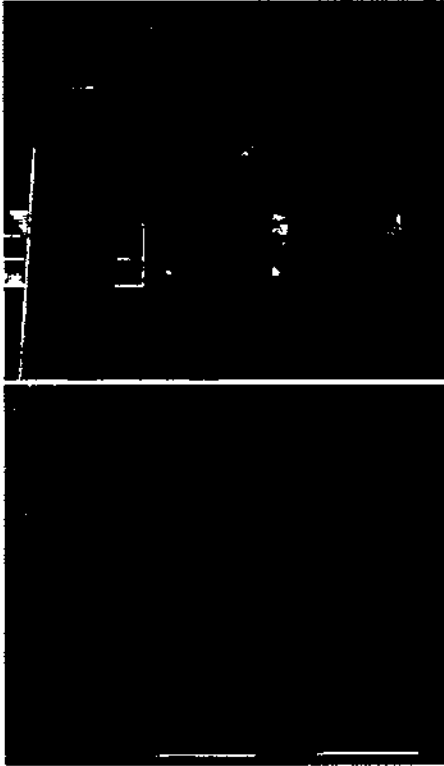


South Elevation



South and Rear Elevation

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Front Elevation – Close Up of Front Entry



Front Elevation – Close Up of Decorative
Bronze Lantern



Front Elevation – Close Up of Windows on Ground Floor