

FILE NO. 051128

ORDINANCE NO.

212-05

[Ordinance to designate 1110 Taylor Street, the Glazer-Keating House, as a Landmark Under Planning Code Article 10.]

Ordinance designating 1110 Taylor Street, the Glazer-Keating House, as Landmark No. 251 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 1110 Taylor Street, the Glazer-Keating House, Lot 018 in Assessor's Block 0222, 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, 1110 Taylor Street, the Glazer-Keating House is hereby designated as Landmark No. 251. This designation has been fully approved by Resolution No. 584 of the Landmarks Preservation Advisory Board and Resolution No. 16982 of the Planning Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under File No. 051128 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. 16982 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. 051128.

3 (2) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
4 ordinance is in consistent with the Priority Policies of Section 101.1(b) of the Planning Code
5 and, when effective, with the General Plan as proposed to be amended and hereby adopts
6 the findings of the Planning Commission, as set forth in Planning Commission Resolution No.
7 16982, and incorporates said findings by this reference thereto.

8 (c) Required Data:

9 (1) The description, location and boundary of the Landmark site encompass the
10 footprint of 1110 Taylor Street, the Glazer-Keating House.

11 (2) The characteristics of the Landmark which justify its designation are described and
12 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory
13 Board on March 2, 2005 and other supporting materials contained in Planning Department
14 Docket No. 2005.0009L. In brief, the National Register characteristics of the landmark which
15 justify its designation are as follows:

16 Its association with its embodiment of distinctive characteristics of a type, period or
17 method of construction, or that represent the work of a master, or that possess high artistic
18 values, or that represent a significant and distinguishable entity whose components may lack
19 individual distinction (Criterion C). The Glazer-Keating House is associated the embodiment
20 of the distinctive characteristics of the Neo-Georgian style from the Edwardian period in San
21 Francisco. The language of classical architecture seen in Italian Renaissance design was
22 adapted for use on historical Georgian homes, and this provided the precedent for Neo-
23 Georgian type houses of the late 19th and 20th Centuries. The strong classical references
24 found on the Glazer-Keating House serve to convey this background and clearly identify the
25 house as belonging to the Neo-Georgian style.



City and County of San Francisco

Tails

Ordinance

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

File Number: 051128

Date Passed:

Ordinance Designating 1110 Taylor Street, the Glazer-Keating House, As Landmark No. 251
Pursuant To Article 10, Sections 1004 And 1004.4 Of The Planning Code.

August 9, 2005 Board of Supervisors — PASSED ON FIRST READING

Ayes: 10 - Alioto-Pier, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick,
Mirkarimi, Peskin, Sandoval
Excused: 1 - Ammiano

August 16, 2005 Board of Supervisors — FINALLY PASSED

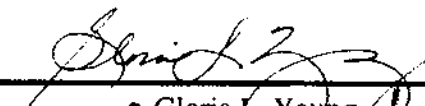
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell,
McGoldrick, Mirkarimi, Peskin, Sandoval

File No. 051128

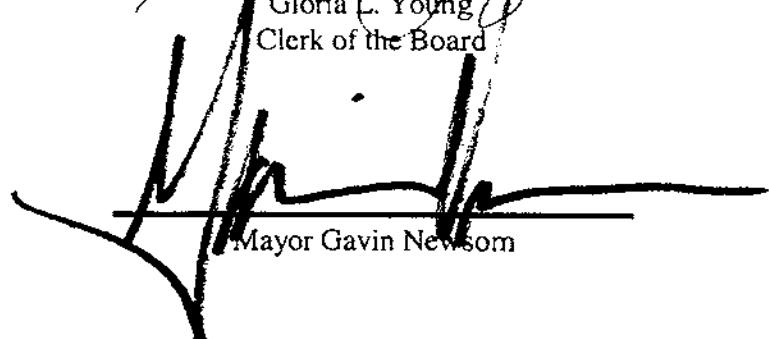
I hereby certify that the foregoing Ordinance
was FINALLY PASSED on August 16, 2005
by the Board of Supervisors of the City and
County of San Francisco.

AUG 18 2005

Date Approved



Gloria L. Young
Clerk of the Board



Mayor Gavin Newsom

Case No. 2005.0009L
1110 Taylor Street
Glazer-Keating House
Assessor's Block 0222, Lot 018

**SAN FRANCISCO
PLANNING COMMISSION
RESOLUTION NO. 16982**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF LANDMARK DESIGNATION OF 1110 TAYLOR STREET, THE GLAZER-KEATING HOUSE, ASSESSOR'S BLOCK 0222, LOT 018 AS LANDMARK NO 251.

1. Mr. J. Henry Glazer, property owner, commissioned and submitted a draft landmark Designation Report for 1110 Taylor Street, the Glazer-Keating House, for the Landmarks Board to consider initiation of the landmark designation of the property; and
2. At its regular meeting of March 2, 2005 the Landmarks Preservation Advisory Board (Landmarks Board) adopted Resolution No. 584, initiating designation of and recommending to the Planning Commission that they approve the Glazer-Keating House as Landmark No. 251.
3. The Landmarks Board finds that the Glazer-Keating House 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
4. The Planning Commission reviewed and endorsed the description, location, and boundary of the landmark site, which is the entire lot that the building sits on.
5. The Planning Commission, in considering the proposed landmark designation employed the "National Register of Historic Places" rating criteria and found 1110 Taylor Street, the Glazer-Keating House to be eligible for listing on the National Register of Historic Places under Criterion C (embodies distinctive characteristics of a type, period, or method of construction, or that represents a significant and distinguishable entity whose components may lack individual distinction); and
7. The Planning Commission reviewed and endorsed the following description of the characteristics of the landmark which justify its designation:
 - (a) Architectural embodiment of as the distinctive characteristics of the Neo-Georgian style from the Edwardian period in San Francisco.
 - (b) The house retains a very high level of physical integrity.

8. The Planning Commission reviewed and endorsed the following particular features that should be preserved:
 - (a) The ornamental cornice detailing.
 - (b) The front facing pediment with the scroll-with-acanthus modillions at the soffit.
 - (c) The exterior cladding organized as in a classical entablature.
 - (d) The Tuscan order columns found on the south façade.
 - (e) The projecting bay with three windows surrounded by trim.
9. The designation of the Glazer-Keating House meets the required findings of Planning Code Section 101.1 in the following manner:
 - The proposed Project will further Priority Policy No. 7, that landmarks and historic buildings be preserved, such as the designation of the Glazer-Keating House as City Landmark No. Glazer-Keating House. Landmark designation will help to preserve a significant historic resource associated with patterns of social and cultural history in San Francisco.
 - 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 parking, preparedness to protect against injury and loss of life in an earthquake, commercial activity, business or employment, or public parks and open space.
10. The designation of the Glazer-Keating House is consistent with the following Urban Design Element of the General Plan:

OBJECTIVE 2: CONSERVATION OF RESOURCES THAT PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 4 Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating this significant historic resource as a local landmark will further a continuity with the past because the exterior of the building will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Landmarks Preservation Advisory Board would review any proposed work that may have an impact on character-defining features. Both entities will utilize the Secretary of Interior's Standards for Rehabilitation in their review to ensure that only

PLANNING COMMISSION

April 14, 2005

Case No. 2001.0009L

1110 Taylor Street
Glazer-Keating Residence
Assessor's Block 0222, Lot 018
Resolution No.
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appropriate, compatible alterations are made. The proposed landmark designation will not have a significant impact on any of the other elements of the General Plan.

11. 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 April 14, 2005 and finds the proposal will help to preserve a significant historic resource associated with patterns of social and cultural history in San Francisco.

THEREFORE BE IT RESOLVED that the Planning Commission hereby approves the landmark designation of 1110 Taylor Street- the Glazer-Keating House, Assessor's Block 0222, Lot 018 as Landmark No. 251, 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 1110 Taylor Street, the Glazer-Keating House Landmark Designation Report and other pertinent materials in the Case File 2005.0009L to the Board of Supervisor's.

I hereby certify that the foregoing Resolution was adopted by the Planning Commission on April 14, 2005

Linda Avery
Planning Commission Secretary

AYES: Antonini, Bradford Bell, Hughes, Sue Lee, Olague

NOES:

ABSENT: D. Alexander, William Lee,

ADOPTED: April 14, 2005

LANDMARK DESIGNATION REPORT
DATE
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LANDMARKS BOARD VOTE
APPROVED
PLANNING COMMISSION VOTE
APPROVED
PROPOSED LANDMARK NO.

HISTORIC NAME N/A

POPULAR NAME Glazer-Keating House

ADDRESS 1110 Taylor Street

BLOCK AND LOT Block 222, Lot 18

OWNER J. Henry Glazer

ORIGINAL USE Single-family residence

CURRENT USE Single-family residence

ZONING RM-3, Height Limit 65-A

Attachment A

NATIONAL REGISTER CRITERIA

Check all National Register criteria applicable to the significance of the property that are then documented in the report. The criteria checked is (are) the basic justification for why the resource is important.

- | | |
|--------|---|
| (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_ | Embodiment distinctive characteristics of a type, period, or method of construction, 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

Under Criterion C of the National Register, the Glazer-Keating House is significant as the embodiment of the distinctive characteristics of the Neo-Georgian style from the Edwardian period in San Francisco. The period of significance under this criterion is 1906. As defined by *National Register Bulletin 16A*, the period of significance for architecturally significant properties is the date of construction and/or the dates of any significant alterations and additions.¹ In the case of the Glazer-Keating House, 1906

¹ *How to Complete the National Register Registration Form*, National Register Bulletin, no. 16A (Washington, D.C.: United States Department of the Interior, 1997) 42.

corresponds to the date of construction. No significant alterations or additions have been made to the house, therefore 1906 remains the only date for the period of significance.

Integrity

The seven areas of integrity used to assess eligibility for the National Register are location, design, setting, materials, workmanship, feeling and association. The Glazer-Keating House possesses integrity in six of the seven areas, as detailed in the following analysis:

Location: The property has not been moved, therefore it retains very high integrity of location.

Design: The most significant elements of the form, plan, space, structure, and style of the property have been preserved. Minor changes such as the replacement of window lites at the street facade and at the entry transom have not effected the overall pattern of fenestration, which remains in its original configuration. In this case the texture of the window lite material has been slightly altered, but the wood sash has been preserved, arguably the more significant element when considering window integrity. Other design elements, such as the massing and ornamental detailing of the building, are unchanged. Overall the house retains integrity of design.

Setting: The setting of the house in a residential neighborhood on Nob Hill has been retained, giving it integrity of setting.

Materials: Some window lites and a door have been replaced. However, these elements are not significant to the overall house, which retains the vast majority of its historical materials. Therefore the house possesses integrity of materials.

Workmanship: The ornamental detailing of the house demonstrates a high level of workmanship. These details have been preserved and the house therefore retains high integrity of workmanship.

Feeling: The overall appearance of the house communicates its historic character in terms of style and period of construction. Ornamental features clearly identify the building as the embodiment of Neo-Georgian architecture of the Edwardian era. It therefore retains high integrity of feeling.

Association: During the period of significance (1906), the building was associated with William Keating. This association no longer exists, and therefore the building does not retain integrity of association. However, because the building is not significant for its association with William Keating, this loss of integrity does not adversely impact the building's eligibility as a City Landmark.

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ARTICLE 10 REQUIREMENTS SECTION 1004 (b)

Boundaries of the Landmark Site

The boundary of the Glazer-Keating House includes the entire parcel on which the building sits. It is the third parcel north of Sacramento Street on Taylor Street, lot 18 of block 222. The lot is 23 feet wide and 80 feet long, and is located 46 feet north of Sacramento Street on Taylor Street.

Characteristics of the Landmark that justify its designation

Under Criterion C of the National Register, the Glazer-Keating House is significant as the embodiment of the distinctive characteristics of the Neo-Georgian style from the Edwardian period in San Francisco. The language of classical architecture seen in Italian Renaissance design was adapted for use on historical Georgian homes, and this provided the precedent for Neo-Georgian type houses of the late 19th and early 20th centuries. The strong classical references found on the Glazer-Keating House serve to convey this background and clearly identify the house as belonging to the Neo-Georgian style. The street facade of the house is dominated by the prominent, deep pediment that rests on a wide decorative cornice. Together with the scroll-with-acanthus modillions at the soffit, the cladding organized as in a classical entablature, and finally the Tuscan order columns found at the south facade, the overall ornamentation of the house embodies the Neo-Georgian style and therefore justifies its designation.

Description of the particular features that should be preserved

The contributing elements of the Glazer-Keating House should be preserved intact. These include elements that define the style and period of construction, such as the ornamental cornice detailing, classical columns, and front-facing pediment. Other aspects of integrity, such as materials and workmanship in the form of exterior cladding and window sash, should also be retained.

Non-contributing features include the replacement entry door and replacement window lites at the street facade and entry door transom.

DESCRIPTION

The property at 1110 Taylor Street is located on the east side of the block, between Sacramento and Clay streets. It contains one single-family residential building that sits at the sidewalk. The primary entry is located at the south facade. The house is approximately 22 feet wide and 68 feet long, situated in a lot that is 22.5 feet by 80 feet. The additional 12 feet of space behind the

house is used as a backyard. Although the property's lot size is typical of its neighborhood, all of the surrounding buildings contain multi-family units.

This one-story home with basement is rectangular in plan with irregular projections. It is of wood-frame construction and sits on a concrete foundation. The roof is irregular with two pyramidal hipped sections covered in composition shingles. The pitched sections of the roof are set back from the perimeter of the roofline and the roof plane above the projecting eaves appears flat from the street level. Further elaboration at the roof includes a pediment that projects over the west (street) facade. The tympanum is inset under the deep raking cornice of the pediment and contains a large applied cartouche and scroll decoration at its center.

The upper portion of the exterior is characterized by a plain entablature with a bracketed cornice, most similar to the Tuscan order. The modillions in the form of a scroll with acanthus, are evenly spaced beneath the projecting roofline, which corresponds to a corona in the classical orders. A bed molding tops the unadorned frieze of wide wood panels that wrap around the house. Under the frieze an architrave can be perceived in the form of a flat wood panel separated from the frieze by a narrow raised molding. Finally, the house is clad in wood drop siding (also called rustic siding) that begins beneath the architrave.

The west (street) facade is characterized by a projecting bay with three one-over-one double-hung wood windows, crowned by the projecting pediment. The windows sit on a projecting molded shelf that wraps around the house at a consistent height. The center window is slightly wider than the two that flank it, and it is further differentiated by the arched shape of the upper portion of the sash that contains a stained glass window. The two windows to either side are set into squared frames. Trim around all of the windows is flat, with no molding or decoration. All three windows are covered by two metal security grilles, and each rod of the grilles formed in the shape of a scroll. The south facade and entry is accessed at the south side of this facade through a metal security gate. The gate consists of the same stacked scroll pattern seen at the windows, and additional scroll patterns in profile. A large semi-circular metal panel covers most of the gate door, providing additional privacy screening. Other details at the west facade include two gutter downspouts located one on either side of the projecting bay, a bronze plaque with the house address affixed at the south side of the facade, and the entablature and cornice previously described. Of final note is the treatment of the cornice above the projecting bay; the modillions are placed to conform to the angles of the bay where it meets the soffit.

The entry to the house is found on the south facade. The metal security gate at the west facade opens onto a narrow wood plank porch that leads back along the south facade. Approximately mid-way along this accessible portion of the south facade is a recessed entry flanked by two engaged columns. Like the entablature above them, these columns are simple and most closely conform to the Tuscan order with a molded capital, trachelium and hypotrachelium. The roof above these columns projects out in a manner reminiscent of a classical temple. The entryway between the columns is arched and a low step leads up from the plank porch to a small wood porch in front of the entry door. The door is wood flush and is topped by a stained glass transom, inset with molded trim. Just to the east of the column-flanked entry is a projecting bay similar to the one on the west facade. Several differences are noteworthy, however; all three windows have

squared trim and sash, and the bay projects below the entablature on the facade rather than attaching to the soffit and containing the entablature itself. Past the projecting bay, the wall of the house turns south at a right angle and abuts the adjacent property so that the remainder of the south facade cannot be seen. A one-over-one double-hung wood window with metal grille covering is located on the small section of wall that faces west. Near the bay windows the wood plank porch drops off and a wood stair descends to the east, meeting the basement-access door. This door is wood with five panels and features distinctive incised metal hardware.

The north facade of the building abuts the adjacent property and is inaccessible. The east facade at the rear of the house is accessed via a back door at the first floor level with stairs leading down to the backyard (the ground is lower than the street grade). From the paved area of the backyard the roofline appears flat. Cladding includes the horizontal drop siding seen on the rest of the house, as well as vertical wood siding that only appears under the stairs at the basement level of this facade. The stairs down into the yard are enclosed by a low, vertical board wood wall and covered by a roof structure that parallels the diagonal of the stairs. At the stair landing this roof flattens and is supported by two squared wood posts. Another five panel wood door is located at the bottom of the stairs. Three one-over-one double-hung wood windows are situated on this facade, one to the south side and two adjacent to each other on the north side. All three sets are covered by metal security grilles, though these are done in a different pattern from those already described, consisting of vertical rods with minimal scroll patterns at the center. An additional small window is also visible beneath the overhanging portion of the first story that marks the top of the staircase. This appears to be a double-hung wood window turned on its side. The small paved backyard area is enclosed on all sides by adjacent properties, with a high concrete retaining wall marking the eastern edge of the lot.

The interior is laid out with public spaces to the west and private spaces to the east. The living room is located to the west when entering the house, with the dining room to the east. These two spaces are open with no separating walls, although the area directly inside the door functions as a sort of open vestibule that provides a virtual separation. Through the dining room a door toward the north side of the house leads into the long kitchen. At the back of the kitchen is a dining nook with the door to the back stairs located on the south wall. Also through the dining room, but toward the south side of the house, is entry into the bedroom. The bedroom contains a closet and access to the bathroom. Through the bathroom another door provides access to the room at the east end of the house (currently used as a den). A door also connects the den with the rear of the kitchen/dining nook. The house contains both a basement and an attic; the basement is open and elements of pre-1906 foundations can be seen there. A notable feature of the house's interior is a skylight in the kitchen, as well as the historical built-in kitchen casework.

A few minor alterations have been made to the house since its construction. The original metal shingle roof was replaced with asbestos shingles in 1925. In 1977 the window lites at the west (street) facade were replaced. Following a break-in, metal security grilles were installed over the windows and a metal gate was erected at the south end of the west facade in 1978. In 1990 the stairs on the south side of house leading down to the basement were replaced. Repair work was done in 1992 to correct dryrot found at the deck support wall, mudsill and studs. Two window

lites have also been replaced with stained glass panels; one in the transom above the entry door was added in 2003, and one at the west facade was inserted in 2004. Finally, the house was re-roofed in 2004. Visual observation did not reveal any other obvious alterations or additions that may have occurred outside of those listed above, and permit records do not record any changes to the building between 1925 and 1977.²

STATEMENT OF SIGNIFICANCE

Introduction

The Glazer-Keating House, located at 1110 Taylor Street, is eligible for designation as a San Francisco City Landmark because its architectural design embodies the distinctive characteristics of the Neo-Georgian style from the Edwardian period (Criterion C) and because it retains a very high level of physical integrity. This single-story cottage was constructed immediately following the tragic 1906 earthquake and fire for William Keating, a trusted coachman for the Flood family. The architecture firm of Stone & Smith designed it in the Neo-Georgian style. Among the most significant character-defining features are its decorative cornice, deep pediment, and classical columns. J. Henry Glazer, a noted aerospace attorney, is the current owner. In memory of his wife Zelda, Mr. Glazer has arranged for the house to become the property of the University of California/San Francisco Medical Center.

Summary of Lot Ownership and Construction

The current house at the address of 1110 Taylor Street is at least the third building to occupy the same lot. The first structure at the site appears to have been constructed in 1869, and by the mid-1880s the lot was occupied by a two-story residence with address 1104 Taylor Street (possibly the same structure built in 1869).³ This house was square in plan with a flat street facade.⁴ Around 1900 a two-story building, containing two flats, replaced the previous house.⁵ This building was rectangular in plan with two bay windows at the street facade.⁶

At around five o'clock in the morning on April 18th, 1906, a violent earthquake shook the San Francisco Bay Area.⁷ Resulting fires quickly spread through the city, destroying large sections of San Francisco's buildings. Residential Nob Hill was one of those areas destroyed, and the site of

² San Francisco Permit Records; author interview with J. Henry Glazer, 30 December 2004.

³ Water Tap Records, microfilm, San Francisco Public Library; Sanborn Fire Insurance Maps, "San Francisco, California," 1886-1893, Vol. 2, sheet 34a.

⁴ Sanborn Fire Insurance Maps, "San Francisco, California," 1886-1893, Vol. 2, sheet 34a; 1899-1900, Vol. 1, sheet 52.

⁵ Sanborn Fire Insurance Maps, "San Francisco, California," 1905, Vol. 1, sheet 52; San Francisco Assessor's Block Books, 50 Vara Survey, 1906, San Francisco Architectural Heritage collections, San Francisco, CA.

⁶ Sanborn Fire Insurance Maps, "San Francisco, California," 1905, Vol. 1, sheet 52.

⁷ "The Great 1906 San Francisco Earthquake," in USGS: Earthquake Hazards Program – Northern California [online], cited 29 December 2004, available at: <http://quake.wr.usgs.gov/info/1906/>.

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the house was no exception.⁷ In the aftermath of this devastation, the current one-story cottage was erected.⁸ Plans for the house were ready just five months after the earthquake, reflecting the optimistic attitude of post-fire San Francisco. The building footprint has remained unchanged since it was constructed; it is rectangular in plan with a bay window at the street facade.⁹

The house was small in scale compared to other new residential construction in the surrounding Nob Hill neighborhood following the 1906 fire. Taller, multi-family buildings were more common, and by the mid-1910s the block contained only six small single-family dwellings, as compared to 17 larger multi-unit apartment buildings. This continued the pattern of residential development seen before the fire, when two- and three-story residential buildings appear to have been the norm.¹⁰

Ownership of the lot is traceable to 1869 when A.J. Downer, a commission merchant, erected the first building on the site.¹¹ William Keating owned the lot when the two-story building was erected c.1900, and it was Keating who originally constructed and owned the current house built in 1906.¹² William Keating immigrated to the United States from Ireland in 1872.¹³ He was married to an Irish woman and together they had two children, one of whom survived into adulthood.¹⁴ Keating started here as a laborer, but by at least 1883, though possibly earlier, he was working as a coachman.¹⁵ It is likely that Keating worked primarily as the coachman for the Floods, an extremely wealthy and influential San Francisco family. Keating worked (and,

⁷ Junior League of San Francisco, Inc. *Here Today: San Francisco's Architectural Heritage* (San Francisco: Chronicle Books, 1975), 68-69.

⁸ San Francisco Permit Records, City of San Francisco, Department of Building Inspection, San Francisco, California.

⁹ Sanborn Fire Insurance Maps, "San Francisco, California," 1913-1915, Vol. 1, sheet 58.

¹⁰ Sanborn Fire Insurance Maps, "San Francisco, California," 1899-1900, Vol. 1, sheet 52; 1905, Vol. 1, sheet 52; 1913-1915, Vol. 1, sheet 58.

¹¹ Mike O'Brien, "San Francisco City Directory, 1852-1853," in San Francisco Genealogy [online], cited 29 December 2004, available at: <http://www.sfgenealogy.com/sf/53menu.htm>; Water Tap Records, Spring Valley Water Company/San Francisco Water Department, microfilm, San Francisco Public Library.

¹² San Francisco Assessor's Block Books, 50 Vara Survey, 1906, San Francisco Architectural Heritage collections, San Francisco, California; San Francisco Permit Records, City of San Francisco, Department of Building Inspection, San Francisco, California.

¹³ 1900 U.S. Federal Census, Census Place: San Francisco, San Francisco, California; Roll: T623 106; Page: 7A; Enumeration District: 252. JPEG image, (Online: MyFamily.com, Inc., 2004), subscription database, [Digital scan of original records in the National Archives, Washington, DC], <<http://www.ancestry.com>>, accessed December 2004.

¹⁴ 1900 U.S. Federal Census, Census Place: San Francisco, San Francisco, California; Roll: T623 106; Page: 7A; Enumeration District: 252.

¹⁵ 1880 U.S. Federal Census, Census Place: San Francisco, San Francisco, California; Roll: T9_75; Family History Film: 1254075; Page: 368D; Enumeration District: 93; Image: 0438. JPEG image, (Online: MyFamily.com, Inc., 2004), subscription database, [Digital scan of original records in the National Archives, Washington, DC], <<http://www.ancestry.com>>, accessed December 2004; *Langley's San Francisco directory for the year commencing ...* (San Francisco: Francis, Valentine & Co., 1883) 608.

possibly, lived) for at least six years at their mansion on Nob Hill located at 1010 California Street.¹⁷ He died in 1910 at the age of 74.¹⁸

Ownership of the Glazer-Keating House appears to have remained in the Keating family until at least 1936.¹⁹ In 1929, several years after the death of William Keating, his wife Catherine transferred the property to Margaret Josephine Glennan – apparently a Keating family relation.²⁰ A few years later, in 1936, Jane Diggs Hogland purchased the house.²¹ The Glazers purchased the house from Hogland in 1976, and J. Henry Glazer remains the current owner.²²

A few minor alterations have been made to the house since its construction. The original metal shingle roof was replaced with asbestos shingles in 1925. In 1977 the window lites at the west (street) facade were replaced. Following a break-in, metal security grilles were installed over the windows and a metal gate was erected at the south end of the west facade in 1978. In 1990 the stairs on the south side of house leading down to the basement were replaced. Repair work was done in 1992 to correct dryrot found at the deck support wall, mudsill and studs. Two window lites have also been replaced with stained glass panels; one in the transom above the entry door was added in 2003, and one at the west facade was inserted in 2004. Finally, the house was re-roofed in 2004. Visual observation did not reveal any other obvious alterations or additions that may have occurred outside of those listed above, and permit records do not record any changes to the building between 1925 and 1977.²³

The Floods and William Keating

James C. Flood, the son of Irish immigrants, was born in New York City in 1826. He had settled in San Francisco by 1854 and subsequently made his fortune through mining investments. Prior to his success in business, Flood worked at a variety of more humble jobs. He spent a number of years as a carriage maker in New York City, building vehicles for the wealthy, before venturing west. Perhaps as a direct result of this background, the he was eventually known for his expensive carriages, beautiful horses, and uniformed coachmen.²⁴

¹⁷ *Langley's San Francisco directory for the year commencing ...* (San Francisco: Francis, Valentine & Co., 1891-1895; *Crocker-Langley San Francisco City Directory for the year commencing ...* San Francisco: H.S. Crocker Co., 1896-1897.

¹⁸ Richard C. Herzbrun, *The Silver Chauffeur: A Saga of James L. Flood and his Chauffeur*. Perry Herzbrun (Oroville, California: I & L Publishing, 2000) 64; 1900 U.S. Federal Census, Census Place: San Francisco, San Francisco, California; Roll: T623 106; Page: 7A; Enumeration District: 252.

¹⁹ Junior League of San Francisco, Inc. *Here Today: San Francisco's Architectural Heritage* (San Francisco: Chronicle Books, 1975) 72; Junior League of San Francisco *Here Today* files, San Francisco Public Library.

²⁰ *Edwards abstract from records*. (San Francisco: Edwards Publishing Co., 1929) 29 January 1929, Breviate No. 16079; this woman was likely either the former Josephine Keating – the only daughter of William and Catherine who later married John Glennan – or Josephine Keating's Mother-in-Law, who went by Margaret.

²¹ Junior League of San Francisco, Inc. *Here Today: San Francisco's Architectural Heritage* (San Francisco: Chronicle Books, 1975) 72.

²² Author interview with J. Henry Glazer, 30 December 2004.

²³ San Francisco Permit Records; author interview with J. Henry Glazer, 30 December 2004.

²⁴ Oscar Lewis, *Silver Kings: The Lives and Times of Mackay, Fair, Flood and O'Brien, Lords of the Nevada Comstock Lode* (New York: Alfred A. Knopf, 1947) 217, 218, 221, 231, 232.

Although it is evident that Keating worked for the Floods, oral histories point to a deeper relationship between him and his employers. For example, it has been suggested that in addition to his head coachman responsibilities, Keating also served as caretaker in later years for Cora Flood, James C. Flood's daughter.²⁵ Additionally, one source indicates that Keating's death was so significant to the Floods that Cora wired the news to her brother, who was traveling in Spain at the time.²⁶ The closeness of this relationship has led to speculation that either the lot and/or the architect-designed cottage was provided to Keating as a gift from the Flood family.²⁷

Stone & Smith Architects

The Glazer-Keating House was designed by the architecture firm of Stone & Smith. Louis S. Stone and Henry C. Smith worked as partners from 1903 to 1909.²⁸ Stone was the senior partner; he was born in California and began practicing architecture in San Francisco in approximately 1883.²⁹ He apprenticed with William Curlett, traveled and studied in England for two years, and then went into private practice in 1887.³⁰ Shortly after the establishment of Stone & Smith, Stone moved into the single-family dwelling next door to the Keatings, suggesting the possibility that the cottage commission occurred as a result of neighborly friendship.³¹

Henry C. Smith, the junior partner, was born in San Jose, California.³² He took post-graduate courses in Philadelphia and worked on the East Coast with the firm of James H. Windrim & Son.³³ After four years with that firm he returned to California, settling in San Francisco in 1900.³⁴ After Stone & Smith dissolved, Smith later worked on his own and became known as the "hillside architect" for his residential designs utilizing the steep San Francisco landscape.³⁵

Buildings designed by Stone & Smith varied in type and style, demonstrating the skill of the two men. Residential examples ranged from Tudor Revival to Mission Revival with Arts and Crafts-influenced interiors.³⁶ Similar diversity is seen among other building types designed by the firm,

²⁵ Herzbrun, 17, 49.

²⁶ Herzbrun, 63-64.

²⁷ Junior League of San Francisco, Inc. *Here Today: San Francisco's Architectural Heritage* (San Francisco: Chronicle Books, 1975) 72.

²⁸ David Parry, "Index of San Francisco Architects from City Directories," San Francisco Architectural Heritage collections, San Francisco, CA.

²⁹ Louis S. Stone, "Modern School Architecture," *The Architect and Engineer of California* 15:2 (December 1908): 62.

³⁰ Stone, 62.

³¹ *Crocker-Langley San Francisco City Directory for the year commencing...* (San Francisco: H.S. Crocker Co., 1905) 1768.

³² "Henry C. Smith," *Men Who Made San Francisco* (1915): 239. Smith, Henry C. file, San Francisco Architectural Heritage collections, San Francisco, CA.

³³ A&E 1908, p. 36.

³⁴ "Henry C. Smith," *Men Who Made San Francisco* (1915): 239.

³⁵ "Henry C. Smith," *Men Who Made San Francisco* (1915): 239.

³⁶ Henry C. Smith, "The Livable House," *The Architect and Engineer of California* 15:2 (December 1908): 35-60; Stone, 61-73.

including their office buildings, Carnegie Libraries, and numerous public schools.” Together Stone and Smith designed a number of single-family dwellings and multi-unit apartment buildings.” The firm is also noteworthy for its design of the Flannery Building at Market and Kearny Streets (now demolished) – this office building had the distinction of being the first concrete reinforced office building completed after the 1906 earthquake and fire in the burned area of the financial district.”

The Neo-Georgian Style

With its pediment, decorative cornice, entablature and columns, the Glazer-Keating House is the embodiment of a Neo-Georgian style house of the Edwardian period. The Edwardian period in San Francisco architecture extended roughly from 1901 to 1910, corresponding to the reign of Edward VII of England, and Neo-Georgian is considered one of five style strands that falls under this general heading.⁴

Another term that embraces the Neo-Georgian style is “Colonial Revival.” This form of design was popular throughout the United States from approximately 1880 to 1955, and relied on historical examples of Georgian and Adam residential architecture. The Philadelphia Centennial Exposition of 1876 is considered the event that kindled widespread interest in these colonial precedents. Historical Georgian architecture had been dominant in America during the early colonial era, from approximately 1700 to 1780, continuing in some locations until 1830. This style was based in turn on the classical detailing of Italian Renaissance architecture.⁴¹

Early examples of Colonial Revival houses tended to be interpretive rather than replicas of the originals, although by the 1910s the focus shifted to emphasize more accurate re-creation of the historical versions. The Glazer-Keating House reflects an interpretive use of historical Georgian elements, consistent with its design during the earlier portion of the revival’s popularity. This less strict interpretation of a Georgian house allowed for the relatively small scale and asymmetrical layout found in the Glazer-Keating house, variations more in keeping with Neo-Georgian than with its historical namesake.⁴²

Evaluation

Under Criterion C of the National Register, the Glazer-Keating House is significant as an embodiment of the distinctive characteristics of the Neo-Georgian style from the Edwardian

³ “Architect: Stone & Smith,” in Carnegie Libraries of California [online], cited 20 December 2004, available at: <http://carnegie-libraries.org/california/regions/Arstone1.html>.

³ Henry C. Smith, “The Livable House,” *The Architect and Engineer of California* 15:2 (December 1908): 35-60; Stone, 61-73.

³ “For the New San Francisco,” *The Architect and Engineer of California* 6:3 (October 1906): 35.

⁴ City and County of San Francisco Planning Department, *San Francisco Preservation Bulletin No. 18. Architectural Periods and Styles in San Francisco*, in City and County of San Francisco Planning Department/Historic Preservation [online], cited 30 December 2004, available at: <http://sfgov.org/site/uploadedfiles/planning/preservation/PresBulletin18ARCHSTYLES.pdf>.

⁴¹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1986) 138-151, 321-341.

⁴² McAlester, 138-151, 321-341.

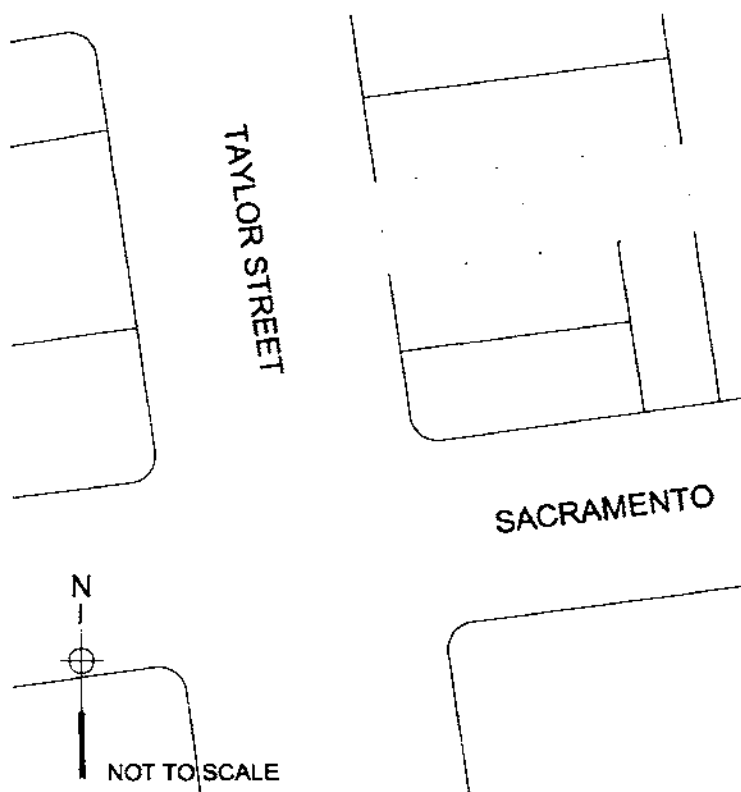
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period in San Francisco. The language of classical architecture seen in Italian Renaissance design was adapted for use on historical Georgian homes, and this provided the precedent for Neo-Georgian type houses of the late 19th and early 20th centuries. The strong classical references found on the Glazer-Keating House serve to convey this background and clearly identify the house as belonging to the Neo-Georgian style. The street facade of the house is dominated by the prominent, deep pediment that rests on a wide decorative cornice. Together with the scroll-with-acanthus modillions at the soffit, the cladding organized as in a classical entablature, and finally the Tuscan order columns found at the south facade, the overall ornamentation of the house embodies the Neo-Georgian style.

CROSS STREET REFERENCE MAP



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RATINGS

Recorded in *Here Today*, pages 71-2

PREPARED BY

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ATTACHMENTS

Check all that apply.
523A_X_, 523B_X_, 523L (continuation sheets)_X_,
Context Statement____, Other_____



Name: Glazer-Keating House

Location: San Francisco, CA

Photographer: Sarah M. Dreller, Carey & Co.

Date: December 2004

Original Negative: Carey & Co., San Francisco, CA

Description: Neighborhood context, view looking northeast

Photograph 2 of 4