

**NOTICE OF FINAL PASSAGE  
FILE NO. 90-70-14 ORD. NO. 383-70  
DESIGNATING THE STADTMULLER  
HOUSE AS A LANDMARK.**

I hereby certify that the foregoing ordinance was read for the second time and finally passed by the Board of Supervisors of the City and County of San Francisco at its meeting of Nov. 2, 1970.

ROBERT J. DOLAN, Clerk  
Approved: Nov. 5, 1970  
JOSEPH L. ALIOTO, Mayor  
Nov. 10, 1970—1t

**FILE NO. 90-70-14 ORD. NO. —  
DESIGNATING THE STADTMULLER  
HOUSE AS A LANDMARK.**

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

Section 1. The Board of Supervisors hereby finds that the Stadtmuller House at 819 Eddy Street has a special character and special historical, architectural and aesthetic interest and value and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Stadtmuller House is hereby designated as a Landmark, this designation having been duly approved by resolution of the City Planning Commission.

(b) Location and Boundaries. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, a landmark site is hereby designated for the said Landmark, located and bounded as follows:

Beginning at a point on the south line of Eddy Street distant thereon 182 feet 3 inches westerly from the west line of Van Ness Avenue; running thence westerly 40 feet; thence at a right angle southerly 120 feet to the north line of Larch Street; thence easterly along said line of Larch Street 40 feet; thence at a right angle northerly 120 feet to the south line of Eddy Street and the point of beginning, being Lot 15 in Assessor's Block 743.

(c) Justification. The special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

Designed by architect P. R. Schmidt, this unusually fine and elaborate Italianate residence was constructed in 1880 for Frederick D. Stadtmuller, who came to San Francisco in 1879 from Silver City, Nevada, where he had owned a chain of mercantile stores (Stadtmuller & Co.) as well as a timber concern. After his arrival here, Mr. Stadtmuller became associated with the firm of Walter Schilling Co., dealers in California wines and brandies. Claus Schilling, spice maker, A. Schilling's brother, was one of Mr. Stadtmuller's partners in the wine firm. The house stayed in the Stadtmuller family and continued to be used as a single family dwelling until 1953 when it was sold and subsequently became a rooming house. In 1963, the residence was purchased by Mr. and Mrs. Peter R. Loebbs for re-conversion to a single-family dwelling. The interior has been completely restored with extreme care to reflect the ultimate of the Victorian era.

(d) Features. The said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other materials on file in the Department of City Planning in Docket No. LM 70.3; the summary description being as follows:

This residence is two story, wood frame in the Italianate style, with an attic and a basement which has been converted to a garage in recent years. The chief features of the exterior are the elaborate bay windows which are two stories in height, the original entrance doors which are paneled and carved, the broad staircase with unusually wide railings surmounting the balusters, and the prominent porch and railings above. A flat curvilinear pediment surmounts the wooden portico columns which are fluted in their upper two thirds and have Corinthian capitals. The portico roof is elaborately carved and crowned by a similarly carved wooden balustrade. The windows in the bay are rectangular with slightly arched lintels and are flanked by pipestem colonnettes. A dentillated pediment surmounts the first floor windows. The second story windows of the bay are also arched with a heavy projecting dentillated cornice above them. A very heavy bracketed cornice at the roof line relates directly to the quoining.

I hereby certify that the foregoing ordinance was passed for second reading by the Board of Supervisors of the City and County of San Francisco at its meeting of October 26, 1970.

PHILIP P. ENGLER, Acting Clerk  
October 31, 1970—1t

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CITY PLANNING COMMISSION

RESOLUTION NO. 6630

WHEREAS, A proposal to designate the STADTMULLER HOUSE as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on July 1, 1970, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 17, 1970, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, That the proposal to designate the STADTMULLER HOUSE as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at a point on the south line of Eddy Street distant thereon 132 feet 3 inches westerly from the west line of Van Ness Avenue; running thence westerly 40 feet; thence at a right angle southerly 120 feet to the north line of Larch Street; thence easterly along said line of Larch Street 40 feet; thence at a right angle northerly 120 feet to the south line of Eddy Street and the point of beginning; being Lot 15 in Assessor's Block 743;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

Designed by architect P. R. Schmidt, this unusually fine and elaborate Italianate residence was constructed in 1880 for Frederick D. Stadtmuller, who came to San Francisco in 1879 from Silver City, Nevada where he had owned a chain of mercantile stores (Stadtmuller & Co.) as well as a timber concern. After his arrival here, Mr. Stadtmuller became associated with the firm of Walter, Schilling Co., dealers in California wines and brandies. Claus Schilling, spice maker A. Schilling's brother, was one of Mr. Stadtmuller's partners in the wine firm. The house stayed in the Stadtmuller family and continued to be used as a single family dwelling until 1953 when it was sold and subsequently became a rooming house. In 1963, the residence was purchased by Mr. and Mrs. Peter R. Loeb for re-conversion to a single-family dwelling. The interior has been completely restored with extreme care to reflect the ultimate of the Victorian era.

Third, That the said Landmark should be preserved generally in all of its particular features as existing on the the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM70.3; the summary description being as follows:

This residence is two story, wood frame in the Italianate style, with an attic and a basement which has been converted to a garage in recent years. The chief features of the exterior are the elaborate bay windows which are two stories in height, the original entrance doors which are panelled and carved, the broad staircase with unusually wide railings surmounting the balusters, and the prominent porch and railings above. A flat curvilinear pediment surmounts the wooden portico columns which are fluted in their upper two thirds and have Corinthian capitals. The portico roof is elaborately carved and crowned by a similarly carved wooden balustrade. The windows in the bay are rectangular with slightly arched lintels and are flanked by pipestem colonettes. A dentillated pediment surmounts the first floor windows. The second story windows of the bay are also arched with a heavy projecting dentillated cornice above them. A very heavy bracketed cornice at the roof line relates directly to the quoining.

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

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of September 17, 1970.

Lynn E. Pio  
Secretary

AYES: Commissioners Newman, Porter, Ritchie, Rueda

NOES: None

ABSENT: Commissioners Carr, Fleishhacker, Mellon

PASSED: September 17, 1970

*File copy*

LANDMARKS PRESERVATION ADVISORY BOARD  
Revised Case Report for Hearing of  
June 17, 1970

STADTMULLER HOUSE  
819 Eddy Street

OWNER: Robert E. Shoots and Dennis A. Brado; sale in prospect.

LOCATION: 819 Eddy Street, south line of Eddy 182.25 feet west of Van Ness Avenue, being Lot 15 in Assessor's Block 743.

HISTORY: Designed by architect P. R. Schmidt, this residence was constructed in 1880 for Frederick D. Stadtmuller, who came to San Francisco in 1879 from Silver City, Nevada, where he had owned a chain of mercantile stores (Stadtmuller & Co.), as well as a timber concern. After his arrival here, Mr. Stadtmuller became associated with the firm of Walter, Schilling Co., dealers in California wines and brandies. Claus Schilling, spice maker A. Schilling's brother, was one of Mr. Stadtmuller's partners in the wine firm. The house stayed in the Stadtmuller family and continued to be used as a single family dwelling until 1953 when it was sold and subsequently became a rooming house. In 1963, the residence was purchased by Mr. and Mrs. Peter R. Loeb for re-conversion to a single-family dwelling.

The interior has been completely restored with extreme care to reflect the ultimate of the Victorian era as seen in the exactness with which color schemes, wall papers, lighting fixtures and draperies were selected. The starting point for the restoration was the original woodwork with numerous pediments and pipe-stem colonettes, enhanced by the original hardware, and onyx and marble fireplaces. To these were added appropriate items from other Period residences as well as articles purchased at auction. High ceilings, interesting doorways, stained glass skylights, a striking staircase and etched glass further unify the whole which is unique in San Francisco.

ARCHITECTURE: This residence is two story, wood frame in the Italianate style, with an attic and a basement which has been converted to a garage in recent years. The chief features of the exterior are the elaborate bay windows which are two stories in height, the original entrance doors which are panelled and carved, the broad staircase with unusually wide railings surmounting the balusters, and the prominent porch and railings above. A flat curvilinear pediment surmounts the wooden portico columns which are fluted in their upper two thirds and have Corinthian capitals. The portico roof is elaborately carved and crowned by a similarly carved wooden balustrade. The windows in the bay are rectangular with slightly arched lintels and are flanked by pipestem colonettes. A dentillated pediment surmounts the first floor windows. The second story windows of the bay are also arched with a heavy projecting dentillated cornice above them. A very heavy bracketed cornice at the roof line relates directly to the quoining.

ZONING AND SURROUNDING LAND USE: Zoning is C-2, Special Van Ness Avenue Automobile Use District. Surrounding land use is very mixed: commercial, high density residential, with some institutional uses to the north and west, mainly automobile-oriented uses on Van Ness Avenue, one half block eastward. Van Ness Avenue is the eastern boundary of the Redevelopment Agency's A-2 project; the Agency has selected this building for retention, and favors designation as does the prospective owner.