DOCKET FILE
LM 73.2

FILE NO 90-73-6 ORDINANCE NO. 383-73

DESIGNATING THE TALBOT-DUTTON HOUSE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

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

Section 1. The Board of Supervisors hereby finds that the Talbot-Dutton House at 1782 Pacific Avenue, being Lot 10 in Assessor's Block 575, 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 Talbot-Dutton House is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 7022 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No.

(b) Required Data. The location and boundaries of the landmark site, the characteristics of the landmark which justify its designation, and the particular features that should be preserved, described and included in the said Resolution, are hereby incorporated herein and made a part hereof as though fully set forth.

Passed for Second Reading
Board of Supervisors, San Francisco
SEP 24 1973

Ayes: Supervisors Barbagelata, Chinn, Feinstein, Francois, ~~Gonsales~~, Kopp, Mendelsohn, Molinari, Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors GONZALES

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
OCT 1 1973

Ayes: Supervisors Barbagelata, Chinn, Feinstein, Francois, ~~Gonsales~~, Kopp, Mendelsohn, Molinari, Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors GONZALES

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

ACTING Clerk

90-73-6
File No.

OCT - 4 1973
Approved

ACTING Clerk

Mayor

CITY PLANNING COMMISSION

RESOLUTION NO. 7022

WHEREAS, A proposal to designate the Talbot-Dutton House at 1782 Pacific Avenue as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on April 4, 1973, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice gi en, held a public hearing on May 24, 1973, 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 Talbot-Dutton House at 1782 Pacific Avenue as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site as being as follows:

> Beginning at the point of intersection of the northerly line of Pacific Avenue and the easterly line of Franklin Street, thence northerly along the easterly line of Franklin Street for a distance of 127.688 feet, thence at a right angle easterly for a distance of 56 feet, thence at a right angle southerly for a distance of 127.688 feet, thence at a right angle westerly along the northerly line of Pacific Avenue for a distance of 56 feet to the point of beginning. Being Lot 10 in Assessor's Block 575, which property is known as 1782 Pacific Avenue;

Second, That the special character and special historical, ar .itectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 81 as adopted on April 4, 1973, which resolution is incorporated herein and made a part hereof as though fully set forth;

Third, That 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 material on file in the Department of City Planning Docket LM73.2;

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 May 24, 1973.

Lynn E. Pio
Secretary

AYES: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Rueda

NOES: None

ABSENT: Commissioner Kitchie

PASSED: May 24, 1973

File

LANDMARKS PRESERVATION ADVISORY BOARD
Case Report - Approved April 4, 1973
Amended May 16, 1973

TALBOT-DUTTON HOUSE
1782 Pacific Avenue

OWNERS: Paul D. Hardman and A. Warren Kopp

LOCATION: 1782 Pacific Avenue originally 1732 Pacific, northeast corner of Franklin Street, being Lot 10 in Assessor's Block 575. The lot has a frontage of 56 feet on Pacific Avenue and 127.688 feet on Franklin Street.

NATURE AND HISTORY: Original records of the Spring Valley Water Works indicate water service for this structure was requested by William C. Talbot in May 1875. The City Directory for the following year, 1876, lists his daughter Mary and her husband, Henry Dutton, Jr., as residents of this house, which had been built as a gift to them.

William Chaloner Talbot was born in East Machias, Maine, in 1816 and later entered his father's lumber and shipping business, Peter Talbot and Sons. In 1850 William Talbot sailed to California with a cargo of lumber on board the schooner Oriental. He established his own firm, W. C. Talbot and Co., and engaged in lumber trade along the coast of South America and the Hawaiian Islands. He established a sawmill at Port Gamble, Washington, and with his brother-in-law, Andrew J. Pope, formed the well-known firm of Pope and Talbot. Both Pope and Talbot accumulated their wealth in the lumber business. Talbot, who lived at the northeast corner of Jackson and Franklin at the time the subject residence was built, had previously lived on Rincon Hill in a house noted for its abundant gardens.

Henry Dutton married Mary Talbot in 1869. In 1874 he was appointed a director of the Puget Mill Company, owned by Pope and Talbot. He and Mrs. Dutton occupied the house until his death in 1887, with Mrs. Dutton remaining on until her death in 1894.

The next known occupant, as listed in the City Directories from 1897 to 1904 was Abraham Lachman; Charles Lachman is also listed from 1901 to 1904. Abraham, as president, and Charles, as a chemist, were affiliated with Lachman and Jacobi, distributors of California wines and brandies.

In 1905 the property was purchased by Mr. Jacob Goldberg, a founder of the firm of Goldberg-Bowen, purveyors of fine foods, which still exists today. The Goldbergs added a new wing towards the rear of the east side and undertook renovations of the interior in keeping with the fashion dictates of the times. Hardwood flooring was installed in the principal rooms and a large leaded glass window replaced a smaller stained glass one in the front hall. At the rear of the property the original carriage house was demolished and the present, larger structure with an upstairs dwelling unit was constructed on the same site.

In 1936 the property passed into the hands of their daughter, Rena Goldberg Gerson, who disposed of it. By the beginning of World War II, the dwelling had been converted to multiple units.

In 1957 it was purchased by the current owners, Paul D. Hardman and A. Warren Kopp who are to be commended for their successful restoration and renovation based on early photographs supplied by the family of the original owners. On the exterior, the portico and missing or deteriorated details were restored. On the interior, mantels and lighting fixtures appropriate to the original construction were located and installed.

In addition to the residential uses, other current uses include the offices of the owners: Hardman and Kopp, Paul D. Hardman and Associates, A. Warren Kopp Interiors; Maupin Tours are located in the townhouse.

This TPreplaces the one crossed out on page two

NATURE AND HISTORY: (continued)

Other interior alterations brought the structure more nearly to its original state and reduced the occupancy to four units. In 1964 a townhouse with a Palladian theme, designed by the owners, was added on the east in an excavated portion of the front gardens.

In addition to the residential uses, other current uses include: the design offices of the owners, Paul D. Hardman and Associates; Maupin Tours in the townhouse; and a non-profit school of puppetry in the carriage house.

ARCHITECTURE:

This wooden-frame structure is an excellent example of an Italianate townhouse. From Pacific Avenue, it appears as a two-story structure but because of the slope of the property, it presents three-stories at the rear. It rests upon brick foundations, reinforced with underground buttresses, also of brick. Excluding the added wing, the Pacific Avenue facade of the house is delimited by a heavy roofline cornice and pilasters at the corners. Symmetrical, the facade consists of three vertical divisions: a centered one-story protico projecting outward slightly further than the two-story slanted bay windows which flank it on either side. The bays rise from the ground to the uppermost edge of the facade where the cornice follows their plan outline.

The extraordinarily ornate portico, sheltering a recessed entryway with marble mosaic floor, is framed by square columns at the front corners. From these columns, short side railings return to the facade where they are attached to the base of colonettes on either side of the entry. Above the columns, the roof of the portico is a lively ensemble of brackets, dentils piercework and an escutcheon, culminating in a classical balustrade whose side rails extend back to second story pilasters which visually establish the porch width at that level and further emphasize the intrinsic verticality of the portico below. The detailing of the windows in the bays at the first floor level is more intricate than that at the second floor, the former being separated by thin pipestem colonettes with keystone-like plaques in their rounded lintels. A first, or lower cornice, lighter in scale and less detailed than that at the roofline, projects from the bays at the same height as the porch roof. Further enhancements added by the present owners include scalloped "drapery" in the exterior upper portions of the front windows and handsome black lamps projecting from the portico columns.

The roofline corrice continues along the Franklin Street facade which is composed of two divisions. The southerly, or main wing of the house abuts the sidewalk line while the rear, or northerly wing, is recessed slightly therefrom. In the main wing near the point of recess, a two-story bay projects over the sidewalk. Wider than the bays facing Pacific Avenue, it contains paired windows in its front plane and, except for a small circular moulding above the lintels at their point of juncture, all other detailing on this bay is identical with the bays on the principal facade. Other window arrangement is identical in the upper and lower floors and decorative detailing, which occurs only above the lintels, varies at the two floor levels and is relatively simplified in both.

The full basement is constructed of brick walls reinforced by buttresses and contains a large vault once used to secure valuables but later and currently adapted as a wine cellar. Structural

members throughout are exceptionally heavy; the floor joists, for example, are supported into the brick walls by steel straps.

Principal landscaping consists of a shallow garden along Pacific Avenue enclosed by a wrought-iron fence atop a stone wall which at its installation in 1905, replaced the original wooden fence.

SURROUNDING LAND USE AND ZONING: The zoning is R-5 (Highest Density Multiple Residential) with an 80-foot height limit. Directly to the north at the rear is a five-story school and convent. Other immediate nearby uses are virtually all multiple residential ranging from two to eleven stories. Commercial uses are found along Van Ness Avenue to the east.