

FILE NO. 90-74-5

ORDINANCE NO. _____
RESOLUTION NO. 284-74

1 DESIGNATING THE MISH HOUSE AS A LANDMARK PURSUANT TO ARTICLE 10 OF
2 THE CITY PLANNING CODE.

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

4 Section 1. The Board of Supervisors hereby finds that the
5 Mish House located at 1153 Oak Street, being Lot 29 in Assessor's
6 Block 1218, has a special character and special historical,
7 architectural and aesthetic interest and value, and that its
8 designation as a Landmark will be in furtherance of and in
9 conformance with the purposes of Article 10 of the City Planning
10 Code and the standards set forth therein.

11 (a) Designation. Pursuant to Section 1004 of the City Planning
12 Code, Chapter II, Part II of the San Francisco Municipal Code, the
13 Mish House is hereby designated as a Landmark, this designation
14 having been duly approved by Resolution No. 7148 of the City Planning
15 Commission, which Resolution is on file with the Clerk of the Board
16 of Supervisors under File No.

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

Passed for Second Reading
Board of Supervisors, San Francisco
MAY 28 1974

Ayes: Supervisors Barbagelata, Feinstein, Francois, Gonzalez, Kopp, Mendelsohn, Molinari, Nelder, Pelosi, Tamaras, von Beroldingen.

Noes: Supervisors

Absent: Supervisors FEINSTEIN FRANCOIS
GONZALES MENDELSONN PELOSI

[Signature] Clerk

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
JUN 3 1974

Ayes: Supervisors Barbagelata, Feinstein, Francois, Gonzalez, Kopp, Mendelsohn, Molinari, Nelder, Pelosi, Tamaras, von Beroldingen.

Noes: Supervisors

Absent: Supervisors FEINSTEIN FRANCOIS
MENDELSONN TAMARAS VONBEROLDINGEN

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

[Signature] ACTING Clerk

90-74-5 JUN 5 1974
File No. Approved

[Signature] Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7148

WHEREAS, A proposal to designate Mish House at 1153 Oak Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 16, 1974, 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 February 21, 1974, 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 Mish House at 1153 Oak Street 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 southerly line of Oak Street distant thereon 187.5 feet from the westerly line of Divisadero, thence along said line of Oak Street for a distance of 50 feet, thence at a right angle southerly for a distance of 137.5 feet, thence at a right angle easterly for a distance of 50 feet, thence at a right angle northerly for a distance of 137.50 feet to the point of beginning; Being Lot 29 in Assessor's Block 1218.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 98 as adopted on January 16, 1974, 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 LM74.1;

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.

CITY PLANNING COMMISSION

RESOLUTION NO. 7148
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I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of February 21, 1974.

Lynn E. Pio
Secretary

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

NOES: None

ABSENT: Commissioner Mellon

PASSED: February 21, 1974

File Copy

LANDMARKS PRESERVATION ADVISORY BOARD
FINAL CASE REPORT - JANUARY 16, 1974

OLD MISH HOUSE
1153 OAK STREET

OWNER: Phil Bill and John Foggy.

LOCATION: 1153 Oak Street; south line of Oak Street, 187 feet 6 inches west of Divisadero Street; being Lot 29 in Assessor's Block 1218. Lot is 50 feet wide, 137 feet 6 inches long.

NATURE AND HISTORY:

This house was built about 1885 as a single family dwelling for Mrs. Sarah Mish, an early pioneer in San Francisco who for many years had a dressmaking and millinery business downtown (from 1852 on) at various locations on Kearny, Geary, Market and Dupont Streets (Grant Avenue). Her husband, Phenes Mish was also a well known merchant in town during the 1850's to the 1880's importing drygoods. He was President of Congregation Sherith Israel from 1881 to 1885. The Mishes were English by birth. For a long time, the firm's name was P. Mish and Sons.

There is some confusion about the original location of the house. According to the earliest available block books, 1894, Mrs. Mish owned two lots in the vicinity of Oak and Divisadero. One was the same lot where the house presently stands, on Oak Street. The second was an irregularly shaped lot on the northwest corner of Oak and Divisadero. Adjacent to this lot on Divisadero Street was a lot owned by Jennie Mish. These two lots formed a rectangle 156.3 feet by 137.5 feet and have since been resubdivided.

The City Directory first lists Sarah Mish as residing at 407 Divisadero in 1887 and her husband, Phenes Mish is listed at the same address. Phenes Mish died in 1895, and thereafter, Sarah Mish was listed as his widow. In 1898-99 her address was listed as 1153 Oak Street. In 1907 she lived at 425 Divisadero, along with 5 other people of the Mish family - Charles B. and Sylvan of Mish & Co.; Gerald, Salesman; Jennie, widow; and Joseph. In 1914-15 she resided at 3046 Jackson Street until she died on January 2, 1916.

An undated photograph at the California Historical Society shows what is believed to be the same house on a corner lot, which is assumed to be 407 Divisadero. The Divisadero Street frontage was 82.5 feet and could have accommodated the house and the ample side yard on the corner as shown in the photograph. It is probable that the house was built in 1885, and that Mrs. Mish moved from her former Ellis Street address to Divisadero by 1887.

The house was probably moved to 1153 Oak Street, in 1898, a property which Mrs. Mish already owned. Retail stores and multiple dwellings were then built on the original site. It seems unlikely that her heirs would have had the house moved in 1916 since she lived at 1153 Oak Street.

NATURE AND
HISTORY:
(Continued)

herself; from 1898-1906. Sarah Mish's later residence at 425 Divisadero was probably at the home of Jennie Mish.

The old photograph showed the house as an elegant residence for its day, designed in the Stick Style. Bay windows, ornate decoration, a mansard roof, a wide stair case, all made the exterior one of the finer products of the housebuilders art in the era of "San Francisco Victorian". The interior was then equally fine. The main floor contained the parlor, with two large chandeliers, and the grand staircase. The basement contained a ballroom. Marble fireplaces and mantels were in the principal rooms. Several bedrooms were in the upper story.

In 1928 the Mish heirs sold the lots and buildings; and around June 1929 the Mish House, which had as early as 1920 been converted into lodgings or a rooming house, now was converted into apartments - at first around five, and later, according to the present owner (heir to the Ayers estate), as many as 14 (latest 11 apts.). The original outside staircase was gone - probably removed at the time of the move across the street - and a concrete one substituted. Now so-called "balconies" -- really enclosed, walled-in room extensions -- were built, projecting out from the exterior wall; the large rooms were divided - the parlour, for instance becoming two apartments - and then, or earlier, the mansard roof was removed. The ballroom in the basement also became living quarters - at one time, around 1931, a private dancing school had used it. The rear yard was filled with garages for the tenants.

The house presents (certainly in its neighborhood) a unique surviving example of Victorian architecture in San Francisco. Its visual presence is very illustrative of the carefully contrived style of its times; and is a representative example of the structures once dominant in the area.

ARCHITECTURE:

Two story and basement, wood frame dwelling. The attic and mansard roof have been removed. Facade presents a tier of square bay windows on the left (facing the house), with entrance reached by a high staircase, on the right. Entrance porch and bay at main floor level have a prominent cornice and each a wooden pediment surmounted by a finial. Porch and all windows are slightly arched, with inner window frames being rectangular. Colonnettes on sides of all windows and wooden columns support the porch. Sloping roofs above porch and all bays. Side elevation has flat pediments over

ARCHITECTURE:
(Continued)

windows and bays; upper story windows have arched frames, as has rear side bay. The principal feature of the side elevation is the tier of square bays projecting from the wall, toward the rear of the house. Added bays or projecting room extensions have been added behind the tier of bays at second story level. Flat roof now replaces the original sloping mansard, with finials and iron crest railing. Upper pediment on tier of bays has been removed. Heavy projecting cornice of wood at present roof line remains, supported by consoles or brackets. The colonnettes, semi fluted, are surmounted by corinthian capitals, and bosses and knobs are above the windows.

ZONING AND
SURROUNDING
LAND USE:

Zoning is R-4 medium-high density residential, with C-2 Community Commercial on Divisadero Street and along the northern line of Oak Street. Adjacent to the rear yard line, some of the lots on Page Street are zoned R-3. Land Use largely multiple dwelling, with commercial on Divisadero.