

FILE NO. 90-74-7

ORDINANCE NO. 337-74

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DESIGNATING OLD FLOOD MANSION - PACIFIC UNION CLUB 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 Old Flood Mansion - Pacific Union Club located at 1000 California Street, being lot 1 in Assessor's Block 245, 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 Old Flood Mansion - Pacific Union Club is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 7172 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-74-7.

(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.

APPROVED AS TO FORM:

RECOMMENDED:

THOMAS M. O'CONNOR  
CITY ATTORNEY

CITY PLANNING COMMISSION

By [Signature]  
Deputy City Attorney

By [Signature]  
Allan B. Jacobs  
Director of Planning



LM # 64

Passed for Second Reading  
Board of Supervisors, San Francisco

JUN 24 1974

Ayes: Supervisors ~~Barbagelata~~, Feinstein, Fran-  
cois, Gonzales, ~~Kopp~~, Mendelsohn, Molinari, Nel-  
der, Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors BARBAGELATA FRANCOIS  
KOPP

  
ACTING Clerk  
JUL - 3 1974  
90-14-7  
File No. Approved

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

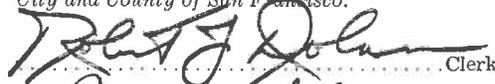
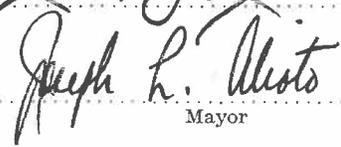
JUL 1 1974

Ayes: Supervisors Barbagelata, Feinstein, Fran-  
cois, Gonzales, Kopp, Mendelsohn, Molinari, Nel-  
der, Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

~~Absent: Supervisors~~

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

  
Clerk  
  
Mayor

SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO. 7172

WHEREAS, A proposal to designate Flood Mansion at 1000 California 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 March 20, 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 April 11, 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 the Flood Mansion at 1000 California 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 the point of intersection of the southerly line of Sacramento Street and the westerly line of Mason Street, thence southerly along the westerly line of Mason Street for a distance of 275 feet, thence at a right angle westerly along the northerly line of California Street for a distance of 212.5 feet, thence at a right angle northerly along the eastern line of Cushman Street for a distance of 275 feet, thence at a right angle easterly along the southerly line of Sacramento Street for a distance of 212.5 feet to the point of beginning.

Being Lot 1 in Assessor's Block 245, which property is known as 1000 California Street.

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 Augustus Laver, this mansion originally served as the townhouse for James Clair Flood, one of the Nevada Comstock Kings. It was completed in 1886, the first brownstone west of the Mississippi and was the only Nob Hill palace to survive the earthquake and fire of 1906.

James Flood was born on Staten Island, New York, in 1825. He later sailed around the

Horn and arrived in San Francisco in 1849. In 1857, he opened the Auction Lunch and Saloon on Washington Street with William S. O'Brien. Many patrons came from the nearby stock exchange, and the proprietors developed an interest in stocks and mining shares. In 1868 they sold the restaurant and formed a syndicate, the Consolidated Virginia Mining Company, and with James G. Fair and John W. Mackay. The company was successful in wresting control of both the Hale and Norcross silver mine and the Consolidated Virginia mine in the Comstock from William Ralston, who had been the main organizer of the Bank of California. The 1870-71 city directory lists Flood as the President of the Hale and Norcross Silver Mining Co. In 1873, they brought in their big bonanza of gold and silver, and the stock holdings of the Nevada Big Four jumped from \$100,000 in 1870 to \$159,000,000 in 1874. In 1875, with the Bank of California floundering, The Big Four, along with Louis McLane determined to organize and build their own bank, through which they gained financial control of the Comstock fortune which had formerly rested with the Bank of California. The Nevada Bank, which later merged with the Wells Fargo Bank, opened on October 4, 1875 with capital assets of \$5,000,000. Serving as Vice-President of the bank from 1875 until 1882, Flood then became President, a position he held until 1887 when A. A. Fair succeeded him.

In 1878, Flood had erected a pretentious white mansion called "Linden Towers" on Middlefield Road in Atherton, San Mateo County, California.

San Francisco directories list Menlo Park (his Atherton home) as his residence from 1881-1888. This house was demolished in 1934.

Other West Coast millionaires, including Leland Stanford, Mark Hopkins, Collis P. Huntington, and Charles Crocker of the Central Pacific Railroad; James Fair of the Comstock; "Lucky" Baldwin; and David Colton, had already built their great mansions on Nob Hill, when Flood, almost 60 years old, began his palace. In 1883 he selected this site, which was considered undesirable; not only was the unlevelled lot covered with sand and shrubbery, but Mason Street had not been cut through from Sacramento to California Streets.

During a recent trip to the East, Flood had been impressed by the brownstone mansions of the wealthy. He, therefore, commissioned Augustus Laver to design the mansion and to import precut sandstone from Connecticut for the exterior, and bricks to line the interior. The stone was shipped around the Horn as ballast. This 42 room home was completed in approximately 2 years at a cost of \$1,500,000.

The original address was 1010 California Street and the city directory listed this as the Flood residence for the first time in 1888. Mr. Flood had a \$30,000 fence constructed around the property. Today the same fence exists on three sides while along Cushman Street there is a painted stone wall. The design is supposedly copied from a piece of lace Mr. Flood had seen in a shop window. The continuous metal work design on a sandstone base is broken by pillars of sandstone and the large metal gates cast in a different design. W. T. Garratt Company of San Francisco cast the fence and imprinted their own name on the California Street frontage near the corner of Mason. It is believed that the fence was cast of Bronze (86% copper, 11.4% zinc, no lead), although many sources say the fence was of brass. It was rumored that Mr. Flood hired one caretaker whose sole job was to keep the fence polished. However, the polishing has long since been discontinued and the fence now exhibits a weathered appearance.

The earthquake and fire of 1906 devastated all of the other Nob Hill Palaces since they were constructed of wood -- although in some instances painted to look like stone. On the morning of the second day of the fire, April 19, 1906, flames reached the Flood mansion and destroyed the interior, but the exterior stone shell survived. Flood died in 1889 in Heidelberg, Germany and his widow in 1897. At the time of the fire their spinster daughter, Cora Jane, was living in the house and it was she who sold the property, with the shell still standing after three years, to the Pacific Union Club in 1909.

The Pacific Union Club resulted from the merger of the Pacific Club and the Union Club in 1889. The Pacific Club was founded as the first "gentlemen's club" in 1852 and was located in the San Francisco Bank building. The Union Club was founded in 1854 and was located in the Old Parrot

Building at Montgomery and California Streets. Before moving into the Flood mansion, the Pacific Union Club was located at 1882 Washington Street. After buying the Flood property, the Pacific Union Club held an architectural competition to select an architect for a new building on the site. One of the members, Albert Pissis, won the competition, but his idea to erect a grand white stone building which would make Nob Hill into a second acropolis, began to seem too expensive.

The commission was then taken from Pissis and given to Polk, the only architect who wanted to retain what was left of the mansion. Willis Polk remodeled the interior and made certain exterior changes in 1910. Semi-circular wings on the east and west and a third floor were added. Brownstone was brought from the same quarry in Connecticut to harmonize with the existing stone. To recapture its original grandeur, the Pacific Union Club added some \$575,000 worth of improvements to the original estate. No longer the dwelling for a single family, the interior was designed with five dining rooms, a swimming pool, a squash court, and other luxuries for men of the city. Women were allowed in the club house for the first (and only) time in 1952 for the Centennial Celebration Ball.

The palatial atmosphere still pervades Nob Hill. The prestigious Pacific Union Club is now surrounded by grand hotels such as the Mark Hopkins, the Huntington, the Fairmont, the Stanford Court and also Huntington Square, most of which acquired their names from the the families whose mansions occupied their respective sites.

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 in Docket No. LM74.3 the summary description being as follows:

The original Flood mansion was a restrained version of Italianate Baroque. "The House was symmetrically balanced around an accented center as its basic scheme. The central tower, characteristic of the early Italian Villa fashion, was flanked by equal elements of the building on each side. A typical low-high-low rhythm of the Baroque was found in the manner in which the 80 foot tower rose above the roof line as well as

protruding from the main wall. The Baroque rhythm was further suggested by the manner in which the central portion of the side walls was recessed which, besides breaking the line of the wall, served to strengthen the wall as demonstrated by the 1906 earthquake.

"The interior of the home was in symmetric fashion around a central main hall in the Italian Villa (early) Fashion. The second floor held rooms planned around the light-well that served to light the main hall by means of a sky light at roof level.

"The Doric, Tuscan and Ionic orders were used in various combinations throughout the detail of the interior and exterior." There were arched windows over the front and carriage entrances.

"Willis Polk added the third floor to increase the number of rooms available for sleeping. This was achieved by raising the roof level about four feet with the tower being reduced to the level of the new roof." The low-high rhythm lost due to the reduction of the height of the tower is recreated by the addition of wings on the east and west sides -- rounded and one story in height. They are constructed of the same colored sandstone and are decorated in exactly the same manner as the elements of the original structure." In April, 1920, Willis Polk applied for a building permit to remodel the southerly section of the third floor in order to convert a service section to bedrooms.

In the early 1930's, a one-story wing was added in the rear where the carriage entrance used to be. This addition contained the card room. Driveway and parking were added in the late 1930's.

The house is free standing on a half-block site. The grounds are landscaped and the property is surrounded on three sides by a fence, and by a painted stone wall along Cushman Street.

The main entrance to this brownstone building is on California Street. There is a large, open porch supported by paired columns, and the second and third stories project above it partially. The front southern facade is symmetrical, and the semi-circular wings on the east and west continue the balance. The symmetry of the northern

facade is interrupted at two points. Windows are omitted at the easterly end of the third story and at the first floor level; the projecting ~~car~~ room wing is off-center to the east

At first glance, the house appears to be two stories, with pronounced trim about the windows. The first story windows, including those in the three newer, one-story wings, have rounded tops, with a flat pediment and keystone. The second story, however, has rectangular windows with a round arched pediment, except the arched windows over the front entrance and in the rear, above where the carriage entrance used to be. In the centered projection above the front porch, there are three windows flanked and separated by pilasters; they have connecting pediments and each is capped by a keystone. In the rear there is a Palladian-like stained glass window surmounted by a pediment similar to those of the other second story windows. All first and second story windows are flanked by pilasters. A third story is revealed by the presence of small unornamented windows occupying the space between the arched pediments of the second story windows and the roof cornice above.

Another secondary cornice, indicative of the level of the original roof, surrounds the building and is interrupted by added third story windows. A continuous balustrade occurs above the roofline of the main building; a similar balustrade is found above the porch. However, on the wings, the walls are topped with a parapet in which the balustrade is inset only above the windows. Quoins, rising from the ground to the third floor cornice line, delineate all exterior corners and intersecting walls.

"The interior reconstruction recaptured much of the original character and remains much the same today. The vestibule and main hall are lined with marble and flanked by columns of the Ionic order as they were originally. The fine wood panelling, frescoed ceiling, a grand staircase lighted by stained glass windows, and many other elements all seem to fit pretty well the earlier descriptions of the interior. The two large rooms made possible by the two wings dominate the lower floor and are most magnificent in their decorations. The main hall (the Rotunda) is centrally located between the two wings and is lighted as it

was in the earlier interior by a skylight." The skylight is not on the roof of the third floor but in the ceiling of the first floor at the bottom of a lightwell. The second and third floors contain sleeping rooms of various sizes which are grouped around the lightwell.

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 April 11, 1974.

Lynn E. Pio  
Secretary

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

NOES: None

ABSENT: Commissioner Rueda

PASSED: April 11, 1974

LANDMARKS PRESERVATION ADVISORY BOARD  
Final Case Report - January 16, 1974

PACIFIC UNION CLUB  
(OLD FLOOD MANSION)

**OWNER:** Pacific Union Club.

**LOCATION:** 1000 California Street, area bounded by California, Mason, Sacramento and Cushman Streets. The lot has a 212.5 foot frontage on California Street, a 275 foot frontage on Mason Street, a 212.5 foot frontage on Sacramento Street, and a 275 foot frontage on Cushman Street, being Lot 1 in Assessor's Block 245.

**HISTORY:** Designed by Augustus Laver, this mansion originally served as the townhouse for James Clair Flood, one of the Nevada Comstock Kings. It was completed in 1886, the first brownstone west of the Mississippi and was the only Nob Hill palace to survive the earthquake and fire of 1906.

James Flood was born on Staten Island, New York, in 1825. He later sailed around the Horn and arrived in San Francisco in 1849. In 1857, he opened the Auction Lunch Saloon on Washington Street with William S. O'Brien. Many patrons came from the nearby stock exchange, and the proprietors overheard conversations about stocks and mining shares. In 1868 they sold the restaurant and formed a syndicate with James G. Fair and John W. Mackay. By manipulation of the stock exchange, their Consolidated Virginia Mining Company succeeded in wresting control of both the Hale and Norcross silver mine and the Consolidated Virginia mine in the Comstock from William Ralston, who had been the main organizer of the Bank of California. The 1870-71 city directory lists Flood as the President of the Hale and Norcross Silver Mining Co. In 1873, they brought in their big bonanza of gold and silver, and the stock holdings of the Nevada Big Four jumped from \$100,000 in 1870 to \$159,000,000 in 1874. In 1875, with the Bank of California floundering, The Big Four, along with Louis McLane determined to organize and build their own bank, thus seizing financial control of the Comstock fortune which had formerly rested with the Bank of California. The Nevada Bank, which later merged with the Wells Fargo Bank, opened on October 4, 1875 with capital assets of \$5,000,000. Serving as Vice-President of the bank from 1875 until 1882, Flood then became President, a position he held until 1882 when A. A. Fair succeeded him.

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HISTORY:  
(Continued)

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The earthquake and fire of 1906 devastated all of the other Nob Hill palaces, since they were constructed of wood and only painted to look like stone. On the morning

HISTORY:  
(Continued)

of the second day of the fire, April 19, 1906, flames reached the Flood mansion and destroyed the interior, but the stone shell survived. Since Flood had died in 1889 in Heidelberg, Germany, and his widow in 1897, his spinster daughter, Cora Jane, lived in the house until 1906; she later sold the scorched building to the Pacific Union Club in 1909.

The Pacific Union Club resulted from the merger of the Pacific Club and the Union Club in 1889. The Pacific Club was founded as the first "gentlemen's club" in 1852 and was located in the San Francisco Bank building. The Union Club was founded in 1854 and was located in the Old Parrot Building at Montgomery and California Streets. Before moving into the Flood mansion, the Pacific Union Club was located at 1882 Washington Street. After buying the property, the Pacific Union Club held an architectural competition to select an architect for a new building on the site. One of the members, Albert Pissis, won the competition, but his idea to erect a grand white stone building, which would make Nob Hill into a second acropolis, began to seem too expensive. The commission was then taken from Pissis and given to Polk, the only one who wanted to retain what was left of the mansion. Willis Polk remodeled the interior and made certain exterior changes in 1910. Semi-circular wings on the east and west and a third floor were added. Brownstone was brought from the same quarry in Connecticut to harmonize with the existing stone. The Pacific Union Club added some \$575,000 worth of improvements to the original estate while retaining its essence of grandeur. No longer the dwelling for a single family, the interior was designed with five dining rooms, a swimming pool, a squash court, and other luxuries for men of the city. Women were allowed in the club house for the first (and only) time in 1952 for the Centennial Celebration Ball.

The palatial atmosphere still pervades Nob Hill. The prestigious Pacific Union Club is now surrounded by grand hotels such as the Mark Hopkins, the Fairmont, the Stanford Court, and Huntington Hotel and Huntington Park named after the prestigious residents of the Hill.

ARCHITECTURAL  
HISTORY:

The original Flood mansion was a restrained version of Italianate Baroque. "The house was symmetrically balanced around an accented center as its basic scheme. The central tower, characteristic of the early Italian Villa fashion, was flanked by equal elements of the building on each side. A typical low-high-low rhythm of the Baroque was found in the manner in which the 80 foot tower rose above the roof line as well as protruding from the main wall. The Baroque rhythm was further suggested by the manner in which the central portion of the side walls was recessed which, besides breaking the line of the wall, served to strengthen the wall as demonstrated by the 1906 earthquake.

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In the early 1930's, a one-story wing was added in the rear where the carriage entrance used to be. This addition contained the library. Driveway and parking were added in the late 1930's.

ARCHITECTURAL  
DESCRIPTION:

The house is free standing on a half-block site. The grounds are landscaped and the property is surrounded on three sides by a fence, and by a painted stone wall along Cushman Street.

The main entrance to this brownstone building is on California Street. There is a large, open porch supported by paired columns, and the second and third stories project above it partially. The front southern facade is symmetrical, and the semi-circular wings on the east and west continue the balance. The symmetry of the northern facade is interrupted at two points. Windows are omitted at the easterly end of the third story and at the first floor level; the projecting library wing is off-center to the east.

At first glance, the house appears to be two stories, with pronounced trim about the windows. The first story windows, including the three newer, one-story wings, have rounded tops, with a flat pediment and keystone. The second story, however, has rectangular windows with a round arched pediment, except the arched windows over the front entrance and in the rear, above where the carriage entrance used to be. In the centered projection above the front porch, there are three windows flanked and separated by pilasters; they have connection pediments and each is capped by a keystone. In the rear there is a Palladian-like stained glass window surmounted by a pediment similar to those of the other second story windows. All first and second story windows are flanked by pilasters. A third story is revealed by the presence of small unornamented windows occupying the space between the arched pediments of the second story windows and the roof cornice above.

A secondary cornice at the second floor windowsill level circumscribes the entire building (except for the wings) and separates the first and second floors. Another secondary cornice surrounds the building, indicative of the level of the old roof, broken by the new, third story windows. A continuous balustrade is found above the roofline of the main building. A similar balustrade is found above the porch. However, on the wings, there is a parapet, with balustrade openings above the windows. Quoins delineate all corners and intersections of the house, rising from the ground to the third floor cornice line.

ARCHITECTURAL  
DESCRIPTION:  
(Continued)

"The interior reconstruction recaptured much of the original character and remains much the same today. The vestibule and main hall are lined with marble and flanked by columns of the Ionic order as they were originally. The fine wood panelling, frescoed ceiling, a grand staircase lighted by stained glass windows and many other elements all seem to fit pretty well the earlier descriptions of the interior. The two large rooms made possible by the two wings dominate the lower floor and are most magnificent in their decorations. The main hall (the Rotunda) is centrally located between the two wings and is lighted as it was in the earlier interior by a skylight." The skylight is not on the roof of the third floor but in the ceiling of the first floor at the bottom of a lightwell. The second and third floors contain sleeping rooms of various sizes which are grouped around the lightwell.

SURROUNDING LAND  
USE AND ZONING:

Zoning is R-5, part of the Nob Hill Special Use District. The surrounding area is developed with several highrise hotels and apartment buildings. Huntington Park and Grace Cathedral are located to the west of the property.

RECOGNITION:

This site is listed on the National Register of Historic Places and has been designated a National Historic Landmark by the United States Department of the Interior.