

File Copy

FILE NO. 90-74-14

ORDINANCE NO. 530-74

DESIGNATING THE TANFORAN COTTAGE - 220 DOLORES STREET 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
Tanforan Cottage located at 220 Dolores Street, being Lot 3A in Asses-
sor's Block 3557, has a special character and special historical,
architectural and aesthetic interest and value, and that its designa-
tion 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
Tanforan Cottage at 220 Dolores Street is hereby designated as a
Landmark, this designation having been duly approved by Resolution
No. 7253 of the City Planning Commission, which Resolution is on file
with the Clerk of the Board of Supervisors under File No. 90-74-14.

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

APPROVED AS TO FORM:

THOMAS M. O'CONNOR
CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

By *[Signature]*
Deputy City Attorney

By *[Signature]*
Edward J. Murphy
Acting Director of Planning

BOARD OF SUPERVISORS

Passed for Second Reading
Board of Supervisors, San Francisco
NOV 23 1974

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

Noes: Supervisors

Absent: Supervisors TAMARAS

[Signature] Clerk

90-74-14
File No.

DEC -5 1974
Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
NOV 23 1974

Ayes: Supervisors Barbagelata, Feinstein, Fran-
cois, Gonzales, Koop, Mendelsohn, Molinari, Nel-
der, 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.

[Signature] Clerk

[Signature]
Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7253

WHEREAS, A proposal to designate the Tanforan Cottage at 220 Dolores 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 September 4, 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 October 3 and 10, 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 Tanforan Cottage at 220 Dolores 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 on the westerly line of Dolores Street at the point of intersection of the northerly line of Alert Alley, thence westerly Along Alert Alley for a distance of 182 feet, thence northerly for a distance of 48.875 feet, thence easterly for a distance of 186 feet, thence at a right angle southerly along Dolores Street for a distance of 38.708 feet to the point of beginning; Being Lot 3A in Assessor's Block 3557.

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. 113 as adopted on September 4, 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 LM74.11;

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 on October 10, 1974.

Marie Zeller
Acting Secretary

AYES: Commissioners Farrell, Fleishhacker, Miller, Newman, Porter, Ritchie,
Rueda.
NOES: None
ABSENT: None
PASSED: October 10, 1974

checked
708

LANDMARKS PRESERVATION ADVISORY BOARD
Final Case Report -- September 4, 1974

TANFORAN COTTAGES
214 & 220 Dolores St.

OWNER: Dr. and Mrs. Hugh Baker (#214), and Mrs. Anne Dvornikoff (#220)

LOCATION: 214 and 220 Dolores Street, southwest corner of 15th and Dolores. 214 is located 71 feet south of the corner line, having 34 feet of frontage along Dolores Street, and side depths of 190 and 186 feet; 220 has 38.7 feet of frontage along Dolores Street, bounded on the south by Alert Alley and extending 182 feet along said alley; being respectively, Lots 3 and 3A in Assessor's Block 3557.

HISTORY: Considered to be the oldest extant residential structures in the Mission District, these two cottages date back to the 1850's and are most commonly associated with the daughters of the Tanforan ranching family. On an 1853 Cutts Map of San Francisco, a single structure appears on the site of #214 and both appear on a map of 1859. The cottages were made from native redwood materials and the differences in architectural styling and construction further substantiate the fact that #214 is the older cottage.

These cottages are located on the spot that was once the southeast corner of Francisco Guerrero's Mexican Land Grant of November 30, 1836. On January 7, 1850 Julius K. Rose, an attorney, purchased 100 of Guerrero's 400 varas for \$1000 including the area bounded by Fifteenth Street, Alert Alley, Dolores, and Landers.

The city limits were redefined for the second time in 1851, with the east side of Dolores Street being the boundary. The west side of Dolores Street, however, was just outside the measured area and squatters moved in.

In the 1850's, the Mission District was becoming a suburban residential area of the City. Center Street (now Sixteenth Street) was unpaved and started at Mission Creek and ended at the Mission buildings. Mission Road, the original plank road, was completed in 1851, stretching two and a quarter miles from downtown along present-day Mission Street and ending at Center Street (16th Street). The extension of transportation led to the general boom in growth in the Mission District.

These two cottages were part of this urbanization, probably being erected after the installation of the plank road. At the time, the Mission was considered the resort haven for downtown San Francisco. These cottages were established during the heyday of the Mansion House, which drew many leisure seeking San Franciscans to the Mission area.

The earliest known owner of both houses was Paul de Auls in 1859, whose ownership was later confirmed by the U.S. Government in a court case on April 16, 1861 concerning the land grant. At the time, there was a well on this property and a stream that flowed down from Buena Vista in the vicinity of present day Fifteenth Street. In 1866, Revilio Wells applied for service from the Spring Valley Water Company for the two cottages. On the application for water service one of the cottages was listed as two stories, probably being #220, which was originally the larger of the two. Having moved from Second Street, Mr. Wells, a bookkeeper, was listed in the 1867 directory as residing at the southwest corner of Fifteenth and Dolores, presumably #214. The property was surveyed for F & A Koenig by W.P. Humphreys, (the city and county surveyor) on January 20, 1871. The Koenig Brothers were importers of French Boots and shoes and operated a well-known store on Montgomery Street; by 1875 they had left the house.

While the Koenig Brothers were living at 214 Dolores Street, Thomas Russell Morgan, a realtor, is listed in 1874 on the west side of Dolores near Fifteenth Street, being the present #220. In 1876, Thomas Morgan was a partner in the stock brokerage firm Otis and Company and the secretary for the S.F. Gas Light Company, while his brother, Charles A., a bookkeeper and teller for Masonic Savings and Loan, moved in next door after the Koenigs left. The house numbers were changed to 206 and 210 by 1878 and later to 214 and 220 respectively. Eliza Morgan, mother of Thomas and Charles, was living at #206 in 1879. Charles Morgan remained at #206 until 1883, when he moved to Post Street. In 1883, their father, Samuel Morgan, is listed at #206. Thomas Morgan died in 1879, after which his wife Micaela owned the property. She is listed as the owner in the 1894 and 1906 block books, and continued to reside at #210 through 1904. In 1905 she is listed at #220 (indicating that the house numbers were changed) and doesn't appear after 1906.

In 1896 James Boland and Micaela Morgan are both listed at #210 (and later #220). Boland was a florist by trade, a partner with John H. Sievers. Boland was interested in landscaping and planted exotic species in the yard. The gardens presently include two redwood trees, Norfolk Island pines, large fuschias, dataura from the Orient, a palm tree with an elkhorn fern, and several bay trees, which are presumed to have been planted by him.

James Boland married Mary Tanforan, for whose family these cottages are named.

Mary Tanforan was one of thirteen children of the Toribio Tanforan family. Of Spanish descent, the Tanforna's had come to California via Chile in the 1840's, and were related to the Pachecos, Guerreros

and Valencias. They settled in the Mission area in the vicinity of Sixteenth Street, in an adobe house, and later moved to Landers Street, behind the Mission. The marriage of Toribio Tanforan to Maria Valencia represented a merger of two landowning families. The Valencias, for whom present day Valencia Street is named, trace their ancestry to Jose Manuel Valencia who came to California as a soldier in the expedition of DeAnza. His son, Candelario Valencia father of Maria, obtained a grant of land from the Mexican government in 1834 on which he established Rancho Acalanes in what is now Lafayette in Contra Costa County. The Tanforans also held considerable property in San Mateo County, where the Tanforan Race Track was subsequently built. They also owned property in Marin County. Toribio Tanforan and his wife died in 1882, and are buried in the Mission Dolores Cemetery.

Ownership of the two cottages passed successively between the sisters of the Tanforan family - from Mary Tanforan Boland to Sophie Tanforan to Nellie Tanforan Rodgers and lastly to Julia Tanforan Bodkin. In the late 1930's, #214 was rented, while Sophie and Nellie Tanforan lived at #220. In the 1940's, #214 was first rented to the present owners, Dr. and Mrs. Hugh Baker. Dr. Baker is a well-known historian and former professor of English and the humanities at San Francisco State University. Both cottages were sold separately in 1952.

Because the ownership of the cottages had not been officially recorded since the destruction of records in the 1906 earthquake, it was necessary to establish title in 1952 before a sale could occur. Under the provisions of the Mc Enerney Act passed after the earthquake, a claim to the cottages was published and when not contested, Julia Bodkin was recognized as the lawful owner. #214 was then transferred to the present owner and #220 was sold and soon occupied by the present owner.

ARCHITECTURE: The houses are small, simple frame structures with false fronts and shallow porches. Each a single story with slightly pitched roofs, they are primarily boxlike in plan with cellars. They are made of redwood, probably brought up by team from Redwood City, the closest and most accessible area for lumbering.

#214 is made of first-cut redwood with square nails, of clapboard-type construction, which predates the tongue and groove construction used for #220. The addition in the rear of #214 of a sun porch and back stairway, was of tongue and groove construction and was probably made by the Bolands. Two additions were made to #220 when Sophie and Nellie Tanforan lived there. The original carriage house still remaining in the rear of #220 was used to house the family surrey.

Similar to New England houses, they were probably designed by a newly arrived architect or copied from a book. The simplified Greek Revival details of this style, such as the wooden balustrades adorning the

porches, louvered shutters and white painted facades were also found on the prefabricated houses from New England.

Four rectangular columns support the portico on each cottage. These minimal elements mark the structures as western simplifications of a more elaborate Greek Revival style of architecture popular in the eastern states in the 1850's. The doorway of each cottage is aligned off center with respect to the total width of the house. The asymmetrically spaced windows (two to the left and one to the right of the door) are framed by unadorned moldings. These moldings repeat the simplicity of the cornice of the portico and of the roof. Above the doors in each cottage are simple glass transoms; that of 214 bears a single pane, that of 220 is subdivided into 4 smaller panes. Identical geometrically patterned balustrades frame the front porch on each cottage. The balustrades continue as railing for the wooden staircases, terminating in newels of simple design on either side of the stairs.

Although the pair of cottages is very similar in treatment, there are discernible differences. #214 is marked by a more diminutive appearance and a slightly finer attention to detail. The roofline on #214 is lower, the decorative wooden brackets supporting the cornice are carved into more delicate design. The shorter pillars and the simpler transom indicate that #214 was built earlier than #220. The newels at the foot of the stairs at #214 bear globes, while those at #220 are unadorned, as they have been removed. #214 still has a plank walkway to the garden, although it was replaced in the 1950's. Formerly, there was a Victorian fence with pilasters and globes in front of #214, but this burned in the fire of 1906 and was replaced by a white picket fence. There is a greenhouse in the rear yard between the two houses.

SURROUNDING LAND

USE AND ZONING: The lots and surrounding parcels are zoned R-4. A church with its offices and social hall occupy the parcel immediately to the north of Lot 3, but the predominant land use is for residential units of three and four stories.