

ORDINANCE DESIGNATING LANDMARK

FILE NO. 90-74-11

ORDINANCE NO. 527-74

DESIGNATING THE HAAS-LILIENTHAL 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
Haas-Lilienthal House located at 2007 Franklin Street, being Lot 2
in Assessor's Block 600, has a special character and special histor-
ical, 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
Haas-Lilienthal House is hereby designated as a Landmark, this desig-
nation having been duly approved by Resolution No. 7255 of the City
Planning Commission, which Resolution is on file with the Clerk of
the Board of Supervisors under File No. 90-74-11.

(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 herein
and made a part hereof as though fully set forth.

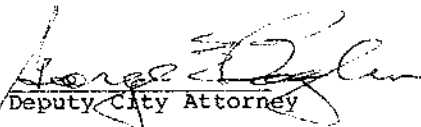
APPROVED AS TO FORM:

RECOMMENDED:

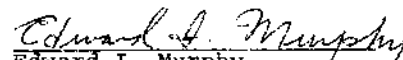
THOMAS M. O'CONNOR
CITY ATTORNEY

CITY PLANNING COMMISSION

By


Deputy City Attorney

By


Edward I. Murphy
Acting Director of Planning



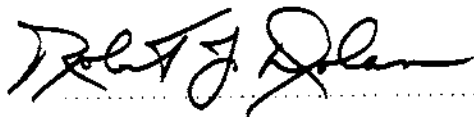
Passed for Second Reading
Board of Supervisors, San Francisco

NOV 25 1974

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

~~Noes: Supervisors~~

Absent: Supervisors TAMARAS


Clerk

90-74-11
File No.

Approved

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

DEC - 2 1974

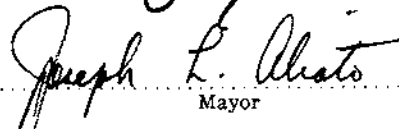
Ayes: Supervisors Barbagelata, Feinstein, Francois, ~~Gonzales~~, Kopp, Mendelsohn, Molinari, Nelder, Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisor GONZALES

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. 7255

WHEREAS, A proposal to designate the Haas-Lilienthal House at 2007 Franklin 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 18, 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 24, 1974, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has 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, the the proposal to designate the Haas-Lilienthal House at 2007 Franklin 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 westerly line of Franklin Street, distant thereon 76.625 feet from the southerly line of Jackson Street, thence southerly along the westerly line of Franklin Street for a distance of 94.375 feet, thence at a right angle westerly for a distance of 137.5 feet, thence at a right angle northerly for a distance of 94.375 feet, thence at a right angle easterly for a distance of 137.5 feet to the point of beginning; Being Lot 2 in Assessor's Block 600.

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. 115 as adopted on September 18, 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 LM74.13.

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 October 24, 1974.

Marie Zeller
Marie Zeller
Acting Secretary

AYES: Commissioners Farrell, Mellon, Newman, Porter, Rueda
NOES: None
ABSENT: Commissioners Fleishhacker, Ritchie
PASSED: October 24, 1974

#69

LANDMARKS PRESERVATION ADVISORY BOARD
Case Report - September 18, 1974

HAAS-LILIENTHAL HOUSE
2007 Franklin Street

OWNERS: Foundation for San Francisco's Architectural Heritage

LOCATION: 2007 Franklin Street, west side between Jackson and Washington Streets. The lot has a 94-foot, 4 $\frac{1}{2}$ inch frontage on Franklin Street and a depth of 137.5 feet; being Lot 2 in Assessor's Block 600.

HISTORY: Built in 1885-86, this residence was designed by Architect Peter R. Schmidt for William Haas. Mr. Haas was born in Reckendorf, Bavaria, in 1849 and came to the United States in the 1870's with an older brother, Abraham, who went into business in Los Angeles. The mining fields of Idaho initially attracted William but on the invitation of his cousin, Kalman Haas, he joined the firm of Loupe and Haas, wholesale grocers in San Francisco, and traveled for them throughout the mining areas of California and Nevada. That firm eventually became Haas Brothers and upon its incorporation in 1897, William Haas became its first president. Prior to that time the firm had been operated as a partnership.

In 1880, Mr. Haas married Bertha Greenebaum, a resident of San Francisco, and three children were born to them. Florine, their first daughter, married Edward Brandenstein (spelling later changed to Bransten). Their son, Charles William, who married Fanny Stern, entered his father's business and upon his father's death in 1916 succeeded him as president. Alice, the youngest, married Samuel Lilienthal. After Charles' death in 1927, the presidency of the firm passed to Samuel Lilienthal.

The Lilienthals established residency at 2007 Franklin Street in 1917. They were the parents of three children, Ernest, Elizabeth, and Frances. Following the death of Mrs. Lilienthal's brother, Charles Haas, his two children, Madeleine and William were welcomed into the Lilienthal household, and in 1928 a wing to accommodate the enlarged family was commissioned of Gardiner Daley. Mr. Lilienthal, who died in 1957, served as president of the Federation of Jewish Charities, was a member of the Board of the San Francisco Chamber of Commerce and held directorships in Wells Fargo Bank and the California Insurance Company. Alice Haas Lilienthal continued to live in the house until her death in 1972.

The heirs, Ernest R. Lilienthal, Mrs. James Gerstley (Elizabeth Lilienthal), Mrs. Lawrence C. Stein (Frances Lilienthal), and Madeleine Haas Russell donated the house to The Foundation for San Francisco's Architectural Heritage (Heritage) in May, 1973. Heritage operates the property in its role as a community trust, leasing out portions, and giving tours of the main floors to the public.

The National Trust for Historic Preservation holds a facade easement on the property which is listed on the National Register of Historic Places.

ARCHITECTURE: This two-story, plus basement and attic, frame mansion is an early Queen Anne style structure at its San Francisco best. A late Victorian style, the Queen Anne encouraged the architect or builder to abandon the rigid orderliness of earlier Victorians and to let his imagination become more fanciful in treatment of both plan and facades. In his detailing, the architect might incorporate suggestions of the Neo-Classicism that was to emerge full-flower at the 1893 World's Columbian Exposition in Chicago. The major components -- entries, bays, windows, rooflines, etc., -- were frequently organized to avoid any overall symmetry. In unskilled hands this could be disastrous; in the Haas-Lilienthal House, it was a triumph.

The original house of 1886 was basically rectangular in plan with a narrow sideyard to the south. Sometime after construction, the property to the south was purchased creating a wider yard, to the rear of which a two-story addition by Gardiner Daley was erected in 1928, giving the house its "L" shape of today. The description which follows is limited to the original structure.

The most prominent feature of the exterior is the tower at the southeast corner of the building. Composed for most of its height almost entirely of windows, it rises octagonal in plan at basement and main floor levels and continues upward from second floor level in cylindrical shape. Above the third, or attic, floor, it is sheathed in shingles and continues upward through the right angle intersection of gables facing east and south. At a level above the ridge of the gables, the tower features a deep floral frieze and a simple cornice which are interrupted by two projecting windows, each supported by brackets and capped by a triangular pediment, facing east and south. Finally, the tower itself is topped by a conical roof terminating in a pinnacle, now slightly reduced from its original height.

The tower windows, as elsewhere, are double-hung and those at main floor level, facing south and east, are capped by an interrupted reverse curve pediment above a cornice; below their sills, there is another floral frieze. Tower windows at the second floor are curved in plan and have a fixed upper portion of stained glass. Windows at the attic level are short, nearly square, also curved and topped by a cornice aligned with, and repeating the detailing of the horizontal eaves of the gables intersecting the tower.

The main facade of the house faces east and entry to the premises is made from Franklin Street via a short, wide flight of marble steps set into a low, granite retaining wall surmounted by an ornate wrought-iron fence. From a landing at garden level a gate on the left leads to the garden and, on the right, a continuation of the steps leads to the side of a gabled porch located at the extreme right of the main floor level; this porch is the principal entry to the house. Access to the interior is made initially through a shallow, recessed vestibule which can be closed off from the porch by sliding storm doors. Both porch and vestibule have marble mosaic floors bordered in a Greek key design.

ARCHITECTURE: The gable forming the roof of the porch is supported at its front by square wooden columns with a spool at midsection. The span between the columns, and the spans between the columns and front building wall, are infilled at the top with flattened arches. A deep bracketed cornice (which actually circumscribes the house at this level) rests on the arches. The pediment formed by the gable is surfaced with vertical boards and battens.

(continued)

At the second and attic stories, above the porch, windows project forward from the main wall, creating shallow bays. In the second story bay, there are three windows, the center one being wider and nearly double the height of the two side windows. The jamb between the center windows and the smaller one to its right is aligned with the ridge of the porch gable which it joins at sill level. Above the smaller windows, extending to the height of the center window, are rectangular panels embellished with a sunburst pattern.

Above these three windows, a transition in the division of space occurs which reflects the two windows in the attic bay - or dormer - windows. The area between second and attic story windows is divided horizontally into two panels, each of which exhibits an encarpus. Between the short dormer windows, a projecting bracket supports the right eave of a gable, previously referred to in the tower description. The gable shelters the left window of the pair and an adjacent balcony which extends southerly for the remaining width of the gable, to the point of its intersection with the corner tower.

In visually reviewing the foregoing elements, one notes the carefully studied composition of the tower and the remainder of the facade. In viewing the corner tower, the eye is constantly carried upward from the base to the pinnacle. A similar situation holds for the arrangement of other elements in this facade: from the steps in the retaining wall (which are directly forward the tower base), the route traveled by the eye follows the arc of a semicircle, noting the porch steps, its arches and pediments, the window arrangement in the second story bay, the bracketed cave of the gable and slope of the later and finally the conical roof of the tower and its pinnacle.

On the south side of the house, the gable which is engaged into the tower encloses an attic room which projects but slightly beyond the main wall of this facade. Centered on, and rising into this projection from ground level, is a chimney sheathed at all levels with materials identical to those found abutting it at first and second story levels.

On this same side toward the rear is found a third major element as strong in architectural character, and nearly so in vertical emphasis, as the corner tower. Here, a third gable, equal in size to those intersecting the tower, projects some few feet from the facade to enclose an attic room. The paired windows found in this gable are considerably taller than other attic windows. Beneath this room, at second floor level there is a bay with slanted windows, and at first floor, a rectangular bay.

ARCHITECTURE: Originally, at the southwest corner of the house, there was a squared bay, set at a 45° angle to the walls forming the corner, which was roofed by a small gable. However, at the time the rear addition was made this bay became passageways to the addition.

Although the aforementioned description tends to imply that the composition of all elements of the house is such that there is only a vertical thrust in their arrangement, there are, nevertheless, features which reveal contrasting horizontal divisions. The lowest of these is the stuccoed basement walls above grade. Additionally, each of the three upper stories has, between window sill and floor level a wide band, set-off by deep trim, circumscribing the house. The materials surfacing the walls also accent the horizontal divisions. The first story is sheathed with wide horizontal wood siding; the second story, with shingles, and the third or attic, with scalloped shingles or intricate detailing, particularly at the peaks of the gables.

Photographs of the house reveal that even earlier than the major addition in 1928, minor additions to rooms were made along the south wall. These consist of shallow extensions at first and second story levels forward the rear bay windows. Included in this addition and revealed as its most prominent feature is an exposed brick chimney which rises to the approximate height of the gables. In addition, a small cantilevered room was added at second story level behind the rear bay windows.

INTERIOR: From the vestibule of the porch, glazed paired doors open into a wide entry hall which extends along the north side of the house past the principal rooms, to which it also provides entry, to the service areas at the rear. The hall has two divisions, the front part serving as a reception area which terminates at the main staircase rising at a right angle to the north wall. A column acting as an extension of the newel post supports a lintel overhead which emphasizes the lateral division. In its rise, the stairway has two landings along the north wall at which points stained glass windows provide light. Under this main staircase, another leads to the hall-room at basement level. (Direct access to the hall-room is also provided by a separate outside entrance located at basement level in the north wall of the house.) Near the first floor service area, at the westerly end of the main floor entry hall, there is a service staircase. In 1924, the well of this staircase was enclosed to accommodate an elevator.

The floor in the hall, as throughout the house, is oak. This same material is used throughout the hall for the staircase, the high dado and other trim. Above the dado, the walls are surfaced in dark stenciled imitation leather.

Immediately to the left of the vestibule doors, a wide double-doorway leads to the front parlor. Natural light for this room is provided by the five windows in the octagonal shaped bay at the southeast corner. All woodwork -- the low dado, the mantelpiece in the south wall, door and window trim -- is of fine grained mahogany.

INTERIOR:
(continued)

Sienna marble surrounds the opening of the firebox. A deep plaster cornice featuring the egg and dart, dentils and bound gatherings of foliage, joins the walls and ceiling.

On the west wall of the front parlor, a wide double doorway with sliding doors opens into the inner parlor. Dominating the room in the south wall is a redwood mantelpiece reaching nearly to the ceiling and centered between windows. A high dado, a cornice and all other woodwork is of the same material. Complementing the redwood, red Numidian marble encases the firebox. Between the dado and cornice, grasscloth is used on the wall surface.

From the inner parlor, one enters the dining room through double doors in the west wall. The dining room employs oak (in some few instances simulated) in the principal features: the mantelpiece on the west, built-in sideboard, china closet, high dado and coffered above the dado. On the south wall a centered squared bay is the source of natural light. To the left of the fireplace a doorway leads to a smaller room which has been used at various times as a breakfast room, study, and servants' dining room. On its right, a doorway leads to the butler's pantry which also adjoins the kitchen.

Lighting fixtures throughout appear to be original and in all probability were gas or combined gas and electricity. An 1887 account of the dwelling states that "...electricity flies at the command of the slightest touch. The gas-fixtures present different effects in bronze, hammered copper and combinations of oxydized silver and brass."

The upstairs originally contained a master bedroom with an onyx fireplace, across the entire front of the house, and three other sizeable bedrooms, a smaller one, a sewing room and several bathrooms. The master bedroom was later converted into an upstairs sitting room.

In 1928, after Mrs. Lilienthal's niece and nephew were welcomed as family members, a three bedroom wing was added at the rear of the premises and the southwest second floor bedroom was converted to other uses in addition to providing access to the new wing.

Throughout the years modifications have been made to the dwelling as evidenced from photographs or a review of building permit applications. In addition to those already mentioned, an enclosed sleeping porch was added at the rear of the second floor in 1921.

Two rooms at attic level are finished; the remainder is unfinished and served as a playroom which housed an elaborate electric toy train.

SURROUNDING
LAND USE AND
ZONING:

Zoning is R-3 (Low Medium Density Multiple Residential District), and the height limit is 40 feet. Nearby land uses reflect this classification as well as more intensive residential uses allowed by adjoining less-restrictive zoning districts.

SPECIAL
RECOGNITIONS:

Historic American Building Survey
National Register of Historic Places
Additionally, the facade easement is the first in San Francisco accepted by the National Trust for Historic Preservation.