FILE NO. 90-75-2 ORDINANCE NO. 223-75

DESIGNATING THE FRANK M. STONE 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 Frank M. Stone House located at 1348 South Van Ness Avenue, being lot 6 in Assessor's Block 6518, 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 Frank M. Stone House, 1348 South Van Ness Avenue is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 7317 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-75-2.

(b) Required Data. The descriptions of the location and boundaries of the landmark site; of the characteristics of the Landmark which justify its designation; and of the particular features that should be preserved; 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
JUN - 9 1975

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

Noes: Supervisors

Absent: Supervisors FEINSTEIN, GONZALES, MENDELSOHN

Julia C. Bronman Acting Clerk

90-75-2 JUN 19 1975
File No. Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
JUN 16 1975

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

Noes: Supervisors

Absent: Supervisors BARBAGELATA, PELOSI

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

Julia C. Bronman Acting Clerk

Joseph L. Alioto Mayor

Jul. Copy

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7317

WHEREAS, A proposal to designate the Frank M. Stone House at 1348 South Van Ness 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 March 19, 1975, 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 24, 1975, 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 Frank M. Stone House at 1348 South Van Ness Avenue 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 South Van Ness Avenue, distant thereon 210 feet from the southerly line of 24th Street, thence southerly along the westerly line of South Van Ness Avenue for a distance of 50 feet, thence at a right angle westerly for a distance of 115 feet, thence at a right angle northerly for a distance of 50 feet, thence at a right angle easterly for a distance of 115 feet to the point of beginning; being Lot 6 in Assessor's Block 6518; also known as 1348 South Van Ness Avenue.

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. 120 as adopted on March 19, 1975, 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 LM75.2

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 April 24. 1975.

Lynn E. Pio
Secretary

AYES: Commissioners Finn, Fleishhacker, Miller, Newman, Porter

NOES: None

ABSENT: Commissioners Ritchie, Rueda

PASSED: April 24, 1975

LANDMARKS PRESERVATION ADVISORY BOARD
FINAL CASE REPORT - APPROVED MARCH 19, 1975

Frank M. STONE HOUSE
1348 South Van Ness Avenue

OWNERS: Ida M. Hawkins

LOCATION: 1348 South Van Ness Avenue (formerly 2818 Howard Street), west side between 24th and 25th Streets. The lot has a frontage of 50 feet and a depth of 120 feet; being Lot 6 in Assessor's Block 6518.

HISTORY: This luxurious house was commissioned by Attorney Frank M. Stone in 1886 as his private residence. Sited on what was then 2818 Howard Street, the house was designed by Architect Seth Babson.

Mr. Stone, who became a prominent member of the California Bar, first arrived in California in 1874. The son of a noted New England attorney, Frank Stone left Boston and his legal studies and shipped as "supercargo" aboard a sailing vessel. His journeys took him to the Azores, the West Indies and Europe before his arrival in California. Upon arrival, Stone undertook the completion of his legal studies in the office of the Dean of the California Bar, Colonel John Hoge. For a short time, Stone served as Deputy District Attorney of the City and County of San Francisco. In 1882, he entered into partnership with A. A. Sargent, former Minister to Germany and former United States Senator. This partnership lasted until Sargent's death in 1887.

Mr. Stone handled many cases which achieved both public and legal notice. In the People vs. Tarm Poy, a case of hatchet murder in Chinatown, Stone represented the family of the deceased and maneuvered his way through a net of complexly woven circumstantial evidence to gain a conviction. In gratitude, the Fong family solicited contributions from its members throughout California and presented Mr. Stone with a solitaire diamond as well as his fees. Attorney Stone's arguments in the case of Cook vs. Pendergast were accepted as settling the law and practice of change of venue. His thirty year involvement with the estate of William H. Moore is described in the History of the Bar and Bench of California, published in 1901, in which this case is cited as the "... authority upon more points of probate law than any other."

Shortly after the earthquake of 1906, the Stone residence was purchased by William Larkins who was connected with the family carriage business which had been established in San Francisco since 1865. Larkins and Company prospered and kept abreast of new developments in the transportation field. When the automobile appeared on the scene, the company introduced the "California Top" for touring cars. Whereas previous tops were made of cloth with isinglass side windows, Larkins' innovation was of solid material and included sliding glass windows. Descendant firms of Larkins and Company exist today and are known by the names of Larkins Bros. Tire Company on South Van Ness Avenue and Kenneth Larkins Co., Inc. on Post Street.

In 1915 after the death of William Larkins, the house on Howard Street was sold to John Sullivan. Since 1922, ownership of the house has been held by the present owner's family. In April of 1939, this lower portion of Howard Street was renamed to South Van Ness Avenue and the residence assumed its present address.

ARCHITECTURE: Constructed in 1886, the Stone residence is a two-story frame structure over a partially exposed basement and with an attic under steeply pitched roofs. In its architectural styling, the house reflects the transition period from the Stick to Queen Anne styles in that its principal elements and the massing of their volumes are typically the latter, with detailing generally more representative of the former.

The house is situated on a lot with 50 foot frontages on both South Van Ness Avenue and Cypress Street and has a depth of 120 feet. The placement of the house on the lot is such that there is a setback along South Van Ness, a rear yard along Cypress, and a sideyard to the south.

Access to the premises is from South Van Ness Avenue by way of a broad, short flight of steps, near the extreme right of the property line, set into a low retaining wall which is surmounted by a wrought iron fence. Aligned with these steps and some few feet back, another flight of equal width leads to the front porch.

The shape of the house is irregular in plan; however, the studied arrangement of the elements and their volumes reveals a balanced, asymmetric composition. As in nearly all Queen Anne houses, the most prominent feature is a corner tower. In the Stone residence, the tower is located at that southeast corner most distant from the front property line. Beginning at basement level, the cylindrical tower rises through the steeply pitched attic roof, where, above the third story of the tower it terminates in an even steeper conical roof. The original finial of the tower has been replaced by a gilded weathervane which indicates cardinal points by their initial letter and reveals the wind direction by an eagle with outstretched wings.

The tower has three windows at each floor level. The side windows, narrower in width than the center ones, follow the curve of the tower walls. At first and second floor levels, the center windows and basement wall beneath are in a flat plane which is brought forward from the cylinder forming the walls; both windows are capped with a triangular pediment. In the third floor, all windows are curved and both shorter and narrower than those below. At this level, decorative paneling is found below the window sill line; between the windows, the wall area is shingled. Above these third floor windows, a bracketed cornice supports the conical roof.

To the right of the tower, a two-story, gabled wing extends forward. At the extreme right of the first story, an elaborately detailed porch projects still further. Solid railings, engaged in pedestals at either end, flank the steps leading to the porch. Each of the pedestals at the front of the porch serves as a base for three relatively short, turned, wooden columns which support the porch roof. Arranged in an "L" shape, the columns appear as paired when viewed from the front or sides. Single columns are located at the rear of the porch directly forward the facade wall. Railings of open millwork line the left and right sides of the porch. Entrance to the house is via paired doors in a recessed entryway. Stained glass is featured in the upper portions of the doors and overhead in a transom.

A simple cornice caps the porch columns. Above each column a vertical bracket is placed in support of the eaves of the roof. Further support is maintained by flattened arches spanning the front entry to the porch and the openings along the sides. The porch roof has a shallow pitch and above the front arch, a pediment with a sunburst motif projects slightly forward. The truncation of this roof results in a balcony, surrounded by an open railing, which is reached from paired windows in the second story.

At first story level, a large window occupies the remaining space in the facade wall to the left of the porch. At the corner of this wall, the window adjoins another of equal size in the returning side wall. Directly above these two windows, the walls of the second story are recessed to provide a small, second story loggia. From the single column at the corner, low wooden rails enclose the loggia and at the roofline of the second story, a bracketed cornice extends across the width of the facade and returns along the side walls. In the gable enclosing the attic above the cornice, three small windows are found. Above these windows, whose upper sashes are divided into nine panes, the apex of the gable projects forward on heavy brackets. The pediment created by the projection is subdivided into square panels.

In the gabled south wall of the projecting front wing, at its intersection with the east wall adjoining the tower, a chimney rises from the ground, through, and several feet above, the ridge of the gable. The brick in the chimney is laid in a decorative pattern which gives a strong vertical emphasis. At first story level between the tower and chimney there is a horizontal stained glass window.

At second story level, a curious detail occurs where the east wall, above the stained glass window, and the chimney intersect. Here, a closet sized projection, about three feet by five feet, is found. Its support appears to be cantilevers - perhaps extensions of interior floor joints - which diminish in depth towards their outer extremities. However, these cantilevers are apparently purely decorative for they emerge from the face of the chimney itself.

The portion of the house to the rear of the tower, and not visible from the street, does not exhibit the same intensity of detail as that from the tower forward; nevertheless, the use of materials is uniform at all levels on all walls. The exposed portion of the basement and first story walls are of horizontal siding. Second story walls are covered with shingles, cut in two widths and arranged in a decorative repetitive pattern. Above the second story, those walls which do not have paneling or other decorative work are also surfaced in shingles resembling a scallop.

INTERIOR: As with the exterior, the interior of the house is in an excellent state of preservation. The following description of the interior was published in Artistic Homes of California (1887) and today, nearly 90 years later, virtually all features described, including the frescoing, are extant.

"Just beyond Twenty-fourth street, Howard street is marked by this most artistic residence. A frescoed vestibule porch, bearing the initials F. M. S. in monogram, extends before the mahogany entrance doors, with art glass. The main hall is square in dimensions, with two large panes of glass at right angles to each other forming its southwest (sic*) corner, and finished in oak. The floor is inlaid with black walnut and mahogany. The ceiling is of Port Orford cedar, transversed by unbroken lengths of deep red wood moldings. The wainscoting is a high paneled dado. The hall fireplace, set in glazed brick, with its massive mantel of carved oak, comprises over three hundred pieces. Its hooded top is supported upon five short columns. At the back of the portico thus formed are four panels of hammered brass, representing scenes in the departure and return of a Crusader. A pair of gas brackets start from each end of this unique chimney-piece.

"On the right of the hall and opposite the fireplace is the solid oaken staircase, guarded by two newel-posts bearing globes of light. In its flight to the second floor it makes two turns and is broken by two landings. From this landing rises the tall, stained-glass window upon whose bright-hued surface wanders the storied Marguerite. Opening from the lower hall beyond the fireplace on the left, is the drawing-room, finished in gold with elegant mantel of cocobola, the fireplace in gold and bronze tiling and redwood finishing. The frescoing is an expression of a sunburst, whose golden rays diverge from the round window at the base of tower, spreading across the ceiling, while into their full glory flies a bright-hued peacock-plumaged bird, the legendary 'wahoo' of the Japanese, which ever seeks the rising sun. At the lower end of the hall is the dining-room, finished in oak, like the hall. Between the dining-room and the kitchen, at the north, is a glass closet. Beyond the kitchen, which has every convenience, are the pantry and back entrance. Below are the laundry and a cellar, divided into two parts. A door to the left of the dining-room opens from the front hall to the back hall, which also communicates with the parlor and the dining-room. These doors are all of solid redwood, the upper portion ornamented with an art-glass panel. Here are also the lavatory, side entrance and back stairs.

"In the second story the hall is nearly square. Into it open the three sleeping apartments. These are finished in redwood, with the exception of the mantels, which are different. In the principal chamber is one of rich antique mahogany, in the second one of toa wood, and in the third, which looks out upon the loggia in front, one of prima vera. The back hall is shut off from the front. It leads to the servants' apartment, the linen closet, and the bath-room. Encased from view are the stairs leading to the attic. There is also a little round room in the tower."

ZONING AND SURROUNDING LAND USE: The property is zoned R-4 and has a 50-foot height limitation. The adjacent land use consists largely of residential properties occupied by uses ranging from single family to multi-unit three story apartment buildings.

* In actuality, Southeast.