

FILE NO. 90-75-8

ORDINANCE
RESOLUTION NO. 463-75

1 DESIGNATING the Miller-Joost House AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY
2 PLANNING CODE.

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

5 Section 1. The Board of Supervisors hereby finds that the Miller-Joost House
6 located at 3224 Market Street, being lot 40 in Assessor's Block 2704, has a special
7 historical, architectural and aesthetic interest and value, and that its designation
8 as a Landmark will be in furtherance of and in conformance with the purposes of
9 Article 10 of the City Planning Code and the standards set forth therein.

10 (a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter
11 II, Part II of the San Francisco Municipal Code, the Miller-Joost House is hereby
12 designated as a Landmark, this designation having been duly approved by Resolution
13 No. 7381 of the City Planning Commission, which Resolution is on file with the
14 Clerk of the Board of Supervisors under File No. 90-75-8.

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

20
21
22 APPROVED AS TO FORM:

23 THOMAS M. O'CONNOR
24 CITY ATTORNEY

RECOMMENDED:

CITY PLANNING COMMISSION

25
26 By


Deputy City Attorney

By


Dean L. Macris
Director of Planning

LM # 79

Passed for Second Reading
Board of Supervisors, San Francisco

OCT 27 1975

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

~~Noes: Supervisors~~

Absent: Supervisors ~~MEDELSON~~ MENDELSON

M. Bruman Clerk

90-75-8
File No.

NOV 07 1975
Approved

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

NOV 3 1975

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

~~Noes: Supervisors~~

Absent: Supervisors ~~KOPP~~

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

M. Bruman Clerk

Quentin Kopp
Acting Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 7331

WHEREAS, A proposal to designate the Miller-Joost House at 3224 Market 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 June 18, 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 September 25, 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 Miller-Joost House at 3224 Market 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 Nineteenth Street and the westerly line of Market Street, thence along the southerly line of Nineteenth Street for a distance of 86.7 feet, thence southerly for a distance of 126.2 feet, thence southeasterly for a distance of 73.2 feet, thence easterly for a distance of 92.6 feet, thence along the arc of the curve of the westerly line of Market Street for a distance of 164.4 feet to the point of beginning; Being Lot 40 in Assessor's Block 2704; also known as 3224 Market Street.

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. 128 as adopted on June 18, 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 LM75.9;

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 September 25, 1975.

Lynn E. Pio
Secretary

Ayes: Commissioners Finn, Fleishhacker, Mellon, Newman, Porter, Ritchie
Noes: None
Absent: Commissioner Rueda
Passed: September 25, 1975

LANDMARKS PRESERVATION ADVISORY BOARD
Final Case Report -- Approved June 18, 1975

File Copy
MILLER-JOOST HOUSE
3224 Market Street
(Formerly 104 Falcon Street)

OWNER: Mrs. David Clayborn Mosby

LOCATION: Southwest corner of Market and 19th Street. The parcel is irregularly shaped with a curvilinear frontage of 164.406 feet on Market Street and a frontage of 86.737 feet on 19th (which is unimproved). The depth of the parcel averages about 90 feet.

HISTORY: The date of construction for the Miller-Joost House cannot be precisely established, nevertheless, pertinent documents coupled with an inspection of the structure would suggest construction of the central portion possibly as early as 1867 at the time of a major subdivision of the San Miguel Rancho.

For some days prior to March 25, 1867, the Alta California carried an advertisement for a "Great Credit Sale on Easy Terms ... Of Suburban Villa Residence Lots, at Platt's Music Hall, Montgomery Street." Slated to be sold were "350 Large Lots on San Miguel Rancho ... West of and Adjoining The Eureka Homestead Purchase, (which is located) on 18th, 19th and 20th Streets and extending from the macadamized road leading to the Ocean House to the top of the hills; the lots are all large size, the smallest being 50 x 115 feet and varying from that to frontages of 400 x 500 feet conforming to the surface of the ground".

"The lands command a view of the city which can never be obstructed, while at the same time they are very easy of access -- the Mission cars running to within a few blocks of the property. ... The subdivisions of land are made to conform entirely to the existing surface of the ground, thus avoiding any heavy expense for grading. The new macadamized road to the Ocean House, on the hillside, bounds the property on the west and north, and the old road and Douglass Street on the east and south. Seward, Stanton, Eagle, View, Douglass, Rose and Short Streets, Cassel's (sic) Avenue, Corbett Road, Falcon Road, Ocean Road, and Lincoln Road also run through and around the property."

The property was offered for sale by F. L. A. Pioche and L. L. Robinson, and the sale was conducted by John Middleton & Son. Platt's Music Hall was located on the site of the present Mills Building.

The following day's edition of the same paper noted that the auction was well attended and prices obtained were generally satisfactory. Apparently, much of the property was purchased in full block increments for the accounts notes the sales price of each of 14 individual blocks and the prices of nine individual lots in others.

An 1870 map of San Francisco reveals that this subdivision was the first in the City to employ a curvilinear street pattern, for in other areas where the grid system was not employed but where an effort was made to plat streets with some concern for the terrain, all streets were platted in straight segments -- however short -- turning or bending at clearly defined angles such as are found in the street patterns of Bernal Heights and Glen Park.

Although precise documentation is lacking, a sizeable portion of the property encompassing several blocks or parts thereof, was apparently purchased by Adam Miller. He is listed in the City Directory for 1868, the year following the sale of this property, as the operator of a milk ranch on the side of Corbett near 18th Street.

HISTORY:
(Continued)

Family tradition supports this date of his settling here, and if he had purchased the entire block on which 3224 Market Street is located, he would have had a frontage on Corbett. (It should be noted that until the 1920's, Market Street did not exist west of Eureka Street, and the subject property fronted on Falcon, now incorporated into Market, with a side frontage on Moss Alley, later known as Mono Alley, and now a part of 19th Street.)

A dairy farm at this location also appears logical for the subdivision map of Pioche and Robinson shows an extant structure, probably an agricultural building, based on its shape and size of about 20 x 150 feet, occupying part of the subject property with the remainder in the right-of-way of Falcon. Delineation of this structure in the right-of-way would also imply that the streets were not improved, save "The new macadamized road to the Ocean House, on the hillside" which in actuality was Corbett. (The phrase "on the hillside" refers to "The new macadamized road" rather than to "the Ocean House" which was located north of Lake Merced near present-day Ocean Avenue. An older toll road to Ocean House skirted the Eureka Homestead Purchase and the southerly portion of this subdivision on the south and east.) On the 1870 map, Corbett is shown as the New Ocean House Road, a toll road. Inasmuch as Miller's property fronted on both Falcon Street, unimproved, and on Corbett, macadamized, it would have been logical to elect to designate the latter as his address.

Additional evidence supporting Miller's early residency here and ownership of adjacent properties is based on the fact that Behrend Joost and wife, Anna, who was Miller's daughter, subsequently occupied this house. Secondly, Joost was involved with the operations of the Market Street Homestead Association. Its subdivision map of 1868 included this site, and a significant amount of adjacent land -- all of which was part of the Pioche and Robinson subdivision. And finally, Joost himself filed a map, survey date December 1888, for Subdivision No. 1 of Mountain Spring Property which again included this site and portions of several other blocks which had been included on both aforementioned subdivisions.

Joost's own map indicates a house and barn on the 3224 Market site although the dwelling appears to be different in shape and in a slightly different location than the house which exists today. Because it is known that the extant house was enlarged, it is not improbable that the house on the Joost map was Miller's original house subsequently relocated on site and enlarged.

Little is known of Adam Miller. He had a son by the same name and at least one Miller appears in the early city directories with his first name designated simply as "A". A brief biographical sketch of the son, who first appears in the directories as a carpenter and later a contractor, states that his father was born in Germany where he was trained as an architect in the 'old traditions' before immigrating to Wisconsin. Another source states that the father was a 'brilliant engineer'; nevertheless, except for the 1868 City Directory which lists him as operating a milk ranch, all other directories list his occupation as a carpenter.

Subsequent directories list Miller's address as 17th Street near Mission and Ocean Beach Road, "the west side of 18th near Casserly (sic) avenue" and "the west side of Mission Ocean House

HISTORY:
(Continued)

Road near 18th" all of which apparently refer to the same relocation. The 1876-77 directory lists Miller in the employ of his son's contracting firm and his residence as near the Mountain Spring House. The same directory indicates the location of the Mountain Spring House as being on the west side of Mission Ocean House Road (i.e., Corbett) near the Toll Gate. (By this time Corbett's identification as the Mission Ocean House Road, or similar phrasing, was probably intended to distinguish it from the Central Ocean Road which ran from the vicinity of Cole and Fulton, around Twin Peaks on the west, to a point near the Ocean House.) The Pioche and Robinson map of 1867 indicates a toll gate on the west side of Corbett in the vicinity of 24th Street extended westward. Because later subdivisions of the area would suggest that much of the property was undeveloped for some time, the Toll Gate and Mountain Spring House may well have been the only non-residential structures in the vicinity from which to establish points of reference in the early years before street numbering in this essentially rural area.

Miller's length of residency in the house is not clear. One source states that Joost married Anna Miller in 1874 and purchased the property in 1876; however, the first documented instance of Joost residing here occurs in the City Directory for 1883-84 where his address is given as 18th Street near Mountain Spring House.

Behrend Joost was the son of Martin and Anna (Borchers) Joost, born in the village of Amt Leke, in the province of Hanover, Germany. Biographical accounts are vague and/or inconsistent regarding his early years. A 1905 biographical sketch infers his date of birth about 1841, his arrival in New York about 1856 and his arrival in San Francisco, via Panama, about 1857. A 1915 account infers his birth in 1825 or 26, his arrival in New York in 1846, and his arrival in San Francisco, via Cape Horn, in 1850. However, his death notice in 1917 states his age as 82, thus placing the year of his birth in 1835.

He left his father's farm at an early age and sailed for New York intending to meet an older brother, Tonjes, who had arrived there years earlier and was engaged in business. But upon his arrival, Joost learned that the brother had departed for California. Joost followed and upon locating his brother in San Francisco, entered into his employ in the grocery business. In 1859, Joost established his own grocery store at 11th and Mission Streets, the latter then being a toll road. He continued this operation for 18 years during which time he also had stores at other locations. Some two or three years after his marriage to Anna Miller, he severed his connections with the grocery business to establish, with his brother Fabian, Joost Bros., importers of hardware and related items. Initially, this business was located in the building at 11th and Mission Streets but within a year or two it was moved to the southeast corner of 12th and Folsom Streets. In both instances, his business and residence were at the same location.

Apparently after he had acquired the Miller property, Joost expanded his horizons in the business world to engage in other real estate transactions, particularly in the south-central section of the city. The 1905 biographical sketch associates

HISTORY:
(Continued)

him with the Pacific Homestead Association, Market Street Homestead Association, Noe Garden Homestead Association, South San Francisco Homestead Association, Bay View Homestead, Paul Tract Homestead, the Clarendon Heights Land Company and the Sunnyside Land Company. A street in the latter subdivision is named for him.

When the Panama Canal project was first undertaken in the 1880's, Joost was one of the organizers of the California Dredging Company which reportedly undertook a \$14 million contract with de Lesseps. In this venture, another biographical sketch states that Joost made a profit of \$850,000 after only 14 months.

These funds apparently helped Joost to undertake construction of the first electric railway in San Francisco after securing its franchise in 1889. Known as the San Francisco and San Mateo Railroad Company, the line was completed in April 1891 and ran from Steuart and Market, via Steuart, Harrison, 14th, Guerrero, Chenery and San Jose Avenue to the County Line. The line failed five years later but after reorganization was extended to Holy Cross Cemetery and a new connecting line was built from Guerrero up 18th and Falcon Streets to a switchback near the Joost home, from where it continued to Waller at Golden Gate Park. It is not known whether Joost was involved with the organization and extensions of the line. His association, if continued, could not have lasted beyond 1902, however, for in that year it was purchased by a Baltimore company and later incorporated into the United Railways.

Following the failure of the railroad, indications are that Joost concentrated his activities in real estate. In that connection, he had founded the Mountain Spring Water Company which supplied customers in the vicinity of his home, the area not yet being served by the Spring Valley Water Company.

The source of water for the Mountain Spring Company was one of many springs which began their flow on upper Twin Peaks and entered the Bay at either Islais Creek or Mission Creek, now China Basin. One stream which flowed to the latter had its origins on, or a short distance above, the Joost property; at a point southeast of the Joost House, it followed a path almost coincident with the northerly line of Casseli. In the early 90's, Alfred "Nobby" Clarke purchased 17 acres of property fronting on Douglass Street east of, and lower in elevation than, the Joost property. The stream which flowed through Joost's property also flowed through Clarke's, and Clarke, dissatisfied with Joost's water service, established his own company in direct competition with Joost. The obituary of Clarke recounts this venture and notes that "A war between the two ... occurred in which there was almost a daily skirmish. Then Spring Valley extended its mains and ruined the business of both."

In his last years, Joost grew despondent over apparent financial setbacks and over his ill health. He took his own life by poisoning on September 24, 1917, and when his will was filed for probate, his attorney estimated his estate to be worth about \$20,000. The will itself reveals him to have had strained family relations for some time.

HISTORY: The property remained in the Joost family until about 1944;
(Continued) it was owned briefly by another party until purchased by David Clayborn and Polly Mosby in September 1945.

ARCHITECTURE: The Miller-Joost House is untypical of San Francisco houses essentially in that it was built as a freestanding structure over a century ago and to this day remains so; it was built as a suburban residence and retains that characteristic on its ample sized lot. A frame structure, it is one-story over raised basement, with a sloping roof over its central section and flat roofs over additions. While no particular architectural idiom could be ascribed to it, most of the windows give indication of Italianate influence of the late 1860's and 70's. Additionally, and although at first glance the house presents an apparent homogeneity of details, a close inspection of such indicates that the construction occurred in three stages -- all within a relatively short time span.

A 19th Century photograph taken before the house had been enlarged to its present size indicates that the structure then standing was built in two increments. This judgment is based on the fact that window treatment shown consists of two distinct types. (The rear wall of the house also tends to substantiate this by the appearance of a minor offset at the juncture of the two sections. There is also a slight difference in the trim of the eaves.) In what is assumed to be the older section, possibly dating from 1867 or 68, the photo shows two separated, rectangular, double-hung windows whose sash are divided by a vertical mullion. Each window is surmounted by a decorative panel, encompassing an elongated diamond motif, which is capped by a shallow, bracketed cornice. The proportions of these windows and their mullions would have them pre-date the other windows in the remainder of the house. However, these original windows have since been replaced and in their steads a single elongated unit consisting of a fixed square center panel flanked by narrow operable side windows. Overhead trim of this replacement unit very closely reflects that originally found above the two windows. An extant smaller window located in the gabled roof above is of original construction.

The first addition to the house, which comprises its northerly end, is shown in the 19th Century photograph and remains intact. It is rectangular in shape and features two squared bays. The smaller bay faces Market Street and has tall, narrow, flattened-arch windows on the east and south and a doorway with landing several feet above grade on the north. The latter is reached by a flight of wooden steps with a balustrade on the left side when ascending; the right side of the stairs is attached directly to the facade. A deep cornice supported by heavy brackets shelters the entry and its paneled door which is distinguished by an oval window.

To the right of the door, in the wall supporting the stairs, there is a set of paired windows which match those in the bays. The second bay is located on the north facade near its westerly end. It features paired windows on the north and single windows on the east and west. The windows in this bay are identical to all other windows in this addition with the exception that paneling is employed between the sill and floor line.

ARCHITECTURE: The third and last section of the house to be constructed, is
(Continued) to the left, or south of the original section from which it projects about three feet forward. In this section, windows which are visible from the front of the house match those in the first or northern addition. While this portion of the house does not appear in the photograph, that fact that its windows match those of the previous addition would tend to support the notion of a relatively short time span between construction dates.

The three-stage construction is corroborated by differences in interior woodwork. That in the center section differs quite clearly from the two additions, and in the additions, while initially appearing identical, the woodwork reveals minor differences in width and contours.

The exterior of the house is painted pink with white trim. The grounds are heavily planted, much of which apparently occurred during Joost's occupancy for he was extremely proud of his landscaping. The picket fence along the Mono Alley frontage dates back many decades and is revealed in the 19th Century photograph. Of interest also are a pair of cast iron whippets placed atop the front of the garage which is located in the retaining wall along Market Street. These, and a pair of cast iron lions set amid the landscaping, have graced the property from a very early date.

The grounds also contain a storage shed to the south of the house and another small structure to the north, occupied as a dwelling.

**SURROUNDING
LAND USE
AND ZONING:**

The property is zoned R-2 (two-family dwelling) and all uses in the neighborhood are residential in character ranging from single family dwellings to three story multiple units.