

FILE NO. 115-86-35ORDINANCE NO. 442-86

[TELEGRAPH HILL HISTORIC DISTRICT]

AMENDING ARTICLE 10 OF THE CITY PLANNING CODE, PART II OF CHAPTER II OF THE MUNICIPAL CODE BY ADDING APPENDIX G DESIGNATING THE TELEGRAPH HILL HISTORIC DISTRICT

Be it ordained by the People of the City and County of San Francisco:

Article 10 of Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) is hereby amended by adding Appendix G to read as follows:

SECTION 1. FINDINGS AND PURPOSES. The Board of Supervisors hereby finds that the area known and described in this ordinance as the Telegraph Hill Historic District contains a number of structures having a special character and special historical, architectural and aesthetic interest and value, and constitutes a distinct section of the city. The Board of Supervisors further finds that designation of said area as an Historic District 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, and that preservation on an area basis rather than on the basis of individual structures alone is in order.

This ordinance is intended to further the general purpose of historic preservation legislation as set forth in Section 1001 of the City Planning Code, to promote the health, safety and general welfare of the public.

SECTION 2. DESIGNATION. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Telegraph Hill Historic District is hereby designated as an Historic District, this designation having been duly approved by Resolution No. 10786 of the City Planning Commission.

SECTION 3. LOCATION AND BOUNDARIES. The location and boundaries of the Telegraph Hill Historic District shall be as designated on the Telegraph Hill Historic District Map, the original of which is on file with the Clerk of the Board of Supervisors under File 115-86-35 which Map is hereby incorporated

herein as though fully set forth.

SECTION 4. RELATION TO CITY PLANNING CODE.

A. Article 10 of the City Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

B. Except as may be specifically provided to the contrary in this ordinance, nothing in this ordinance shall supersede, impair or modify any City Planning Code provisions applicable to property in the Telegraph Hill Historic District, including but not limited to existing and future regulations controlling uses, height, bulk, lot coverage, floor area ratio, required open space, off-street parking and signs.

SECTION 5. STATEMENT OF SIGNIFICANCE. Telegraph Hill is one of the most famous hills in the world, as well known as Sugar Loaf in Rio de Janeiro, and a visual landmark to sailors entering the bay since its European discovery by Capt. Juan Manuel de Ayala in the San Carlos on August 5, 1775. The second European to enter the Bay, Capt. George Vancouver in 1792, specifically mentioned the fine anchorage he had between two promontories, one of which was Loma Alta, the original name for Telegraph Hill. Telegraph Hill is famous as "the hill that's been around the world" as great portions of it were blasted out for ballast in sailing ships, "ultimately to be used to pave the streets of various exotic places." (Lotchin) The Hill's present configuration is the historical expression of the ravages created by quarrying. The rock was used not only for ballast, but also to build Gold Rush era warehouses (in a combination of brick and stone known as rubble), to fill the Bay for flatlands east of the Hill, and to build the seawall which stabilized San Francisco's waterfront. The last quarrying occurred as late as 1914.

The Historic District is a unique expression of the pattern of development which took place on the east slope of Telegraph Hill from 1850 to 1939. Topographical constraints shaped the original settlement of the Hill.

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 10786

WHEREAS, A proposal to designate a portion of Telegraph Hill as a Historic District was initiated by the Board of Supervisors on January 24, 1985 pursuant to Section 1004.1 of the City Planning Code; and

WHEREAS, Said proposal was referred to the Landmarks Preservation Advisory Board for its report and recommendation; and

WHEREAS, The Landmarks Preservation Advisory Board in cooperation with the Telegraph Hill Dwellers neighborhood association and concerned residents and property owners within the area developed a case report detailing the architectural, historical and aesthetic interest and value of the general area of the east slope of Telegraph Hill; and

WHEREAS, By its Resolution No. 308, the Landmarks Board recommended designation of the Telegraph Hill Historic District pursuant to findings of significance in its case report entitled "Telegraph Hill Historic District" with specific boundaries delineated and findings of significance for each building within said boundary; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on May 22, June 12, July 17, July 31, and August 21, 1986 to consider the proposed designation and the report of the Landmarks Board; and

WHEREAS, The Commission believes that the proposed historic district, as modified, has a special character and special historical, architectural and aesthetic interest and value; and

WHEREAS, The Commission believes that the proposed designation would be in furtherance of and in conformance with the purposes and standards of said Article 10;

THEREFORE BE IT RESOLVED, The proposal to designate the aforementioned Telegraph Hill Historic District, as modified herein per the attached map marked "Exhibit A", pursuant to Article 10 of the City Planning Code is hereby APPROVED;

AND BE IT FURTHER RESOLVED, The special character and special architectural, historical and aesthetic interest and value; and the features to be preserved as delineated and described in the Landmarks Preservation Advisory Board case report titled "Telegraph Hill Historic District" adopted on August 7, 1985 are hereby incorporated herein and made a part thereof as though fully set forth;

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 on August 21, 1986.

Lori Yamauchi
Secretary

AYES: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

NOES: None.

ABSENT: None.

ADOPTED: August 21, 1986

NAME OF DISTRICT: Telegraph Hill

ADDRESSES: 1-62 Alta Street, 1-70 Calhoun Terrace, 20-62 Darrell Place, 211-283 Filbert Street, 220-260 Green Street, 221-285 Greenwich Street, 1254-1308, 1301-1315, 1360 and 1470 Montgomery Street, 8-34 Napier Lane, 1235-1245 Sansome Street and 200-296 Union Street.

BLOCK & Lot: Portions of Blocks 85, 105, 106, 113 and 114. See Map.

ZONING: RH-3 and OS.

ORIGINAL USE: Residential and a few stores.

EXTERIOR MATERIALS: Rustic or clapboard wood siding; stucco; shingles.

OWNER: See separate list.

NUMBER OF STORIES: 1 to 4.

LPAB VOTE: 5-3 (1 absent).

STATEMENT OF SIGNIFICANCE:

(Describe special CHARACTER, or special HISTORICAL ARCHITECTURAL or AESTHETIC interest or value.) **STATEMENT OF SIGNIFICANCE.** Telegraph Hill is one of the most famous hills in the world, as well known as Sugar Loaf in Rio de Janeiro, and a visual landmark to sailors entering the bay since its European discovery from sea by Capt. Juan Manuel de Ayala in the San Carlos on August 5, 1775.

The second recorded European explorer to enter the Bay, Capt. George Vancouver in 1792, specifically mentioned the fine anchorage he had between two promontories, one of which was Loma Alta, the original name for Telegraph Hill. Telegraph Hill is famous as "the hill that's been around the world" as great portions of it were blasted out for ballast in sailing ships, "ultimately to be used to pave the streets of various exotic places."

(Lotchin) The Hill's present configuration is the historical expression of the ravages created by quarrying. The rock was used not only for ballast, but also to build "rubble" Gold Rush era warehouses, to fill the Bay for flatlands east of the Hill, and to build the seawall which stabilized San Francisco's waterfront. The last quarrying occurred as late as 1914.

The Historic District is a unique expression of the pattern of development which took place on the east slope of Telegraph Hill from 1850 to 1941. Topographical constraints shaped the original settlement of the Hill. The difficulty of access on hillside and cliffs, and the proximity to the City's most active waterfront area first produced a community of waterfront workers housed in "cloth lined" shacks and modest vernacular Gothic Revival houses. Intact groupings of these buildings remain within the district, and comprise the City's largest concentration of pre-1870 residential structures. While other areas of the City experienced on-going development through the nineteenth and early twentieth century, Telegraph Hill remained isolated. Bypassed by cablecar or streetcar lines and with vehicular access limited to Union Street, infill residential construction from 1870-1935 was limited to small scale vernacular construction stylistically comparable to the earliest development on the Hill, with flat facades and minimum ornamentation. Due to the cliffside location, steps, wooden walkways and a hidden network of footpaths developed throughout the area. Street paving of Montgomery and Alta in 1931 and Union and Calhoun in 1939-1940 improved general accessibility, and heralded new development in the area. Moderate property values facilitated infill construction of noteworthy and (then) innovative designs. Among these are Richard Neutra's International style Kahn House at 66-70 Calhoun Terrace (1939), and the Art Moderne Malloch Apartment Building at 1360 Montgomery Street (1936). This change in style, scale, and pattern of development completes the district's period of significance.

The steep cliffs, a decisive factor in determining the historic development pattern of the area, are a highly significant and aesthetically important component defining the setting of the district. The abrupt changes in grade produce dramatic and unique vistas at points throughout the district. Unimproved street rights-of-way are valuable open spaces ranging in character from the well-tended, renowned Grace Marchant Gardens and Valetta's Gardens on Filbert and Greenwich Streets, to the rock face cliffs of Green and Calhoun Streets.

EVALUATION CRITERIA**ARCHITECTURE**

1. Style: Cottages in vernacular, Gothic Revival, Italianate and Classical Revival styles. Apartments in Italianate, vernacular and various late 1930s styles.
2. Construction Type: Frame (except brick at 1301 Montgomery).

11. Setting: Outstanding urban greenbelt vital to residents' sense of community and residential quiet, to migratory bird flyway. Steep site protects district from urban noise, traffic and other pressures, creates need for footpaths which inspire gardeners and foster local community.
12. Importance as a Visual Landmark: An integral element of San Francisco's cityscape.

INTEGRITY

Pattern of occasional remodeling well established in 19th century. About a dozen structures have integrity seriously impaired through late 20th-century remodelings such as asbestos siding, aluminum sash, unpainted shingles and added stories. The gardens in rights-of-way and on cliffs are continually in the process of recreation.

RATINGS

Here Today: 2 text pages, 6 photos, 10 Appendix entries--22 buildings in all.

DCP Survey 1976: 21 buildings; 11 rated 5, 1 rated 4, 5 rated 2, 4 rated 1. On Napier Lane and the Filbert Steps one surveyor commented, "Setting is 5--buildings are 0's, 1's, and 2's (maybe). Other buildings on steps should be included. . . ALSO the community garden makes the setting, acres of flowers and baby tears" (emphasis original).

BIBLIOGRAPHY:

PREPARED BY: Anne Bloomfield, consultant, 2229 Webster, SF 94115, 922-1063.
DATE: July 2, 1985
EDITED BY: Jonathan Malone, August 2, 1985.

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TELEGRAPH HILL HISTORIC DISTRICT

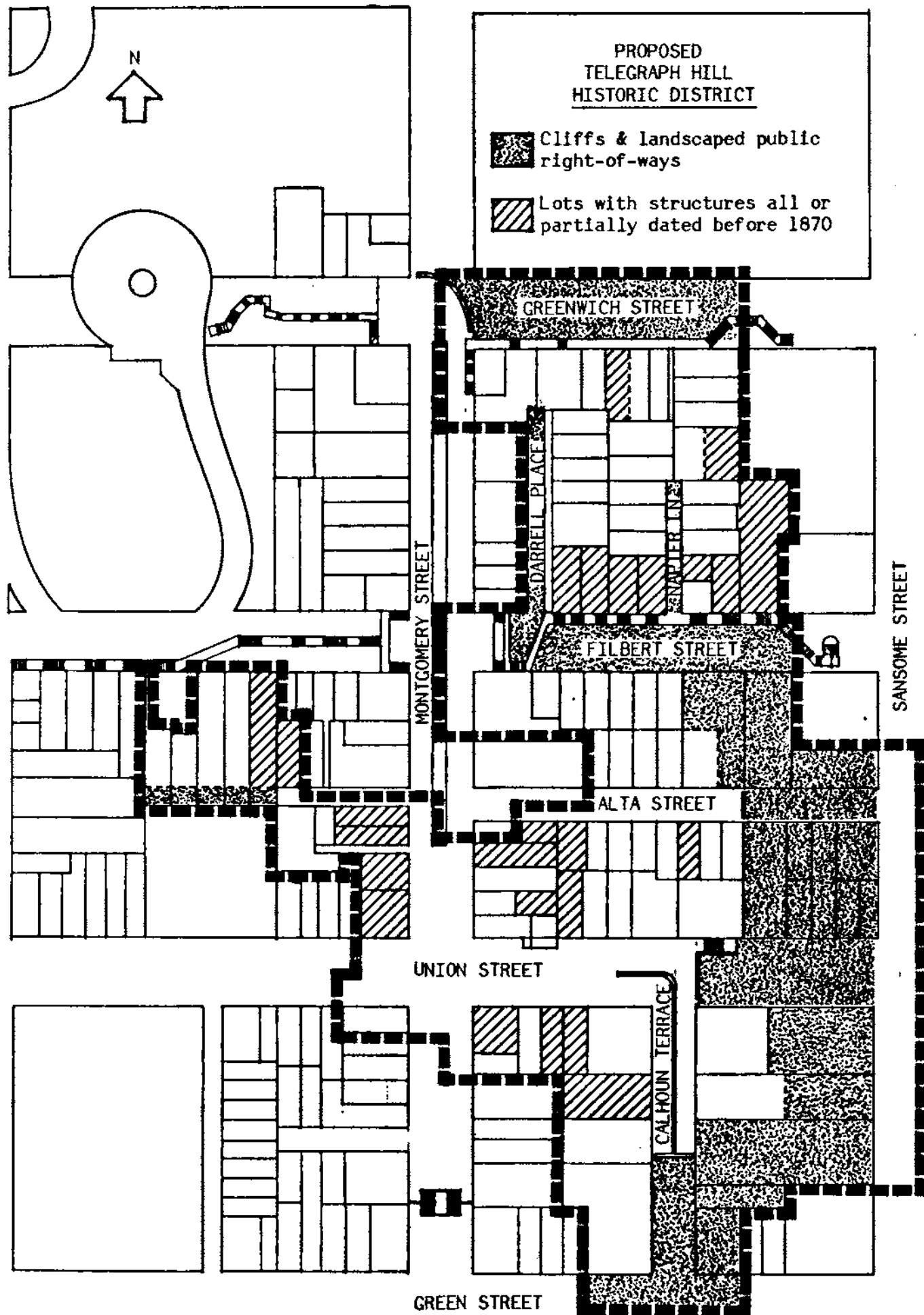
San Francisco

Prepared for

THE LANDMARKS PRESERVATION ADVISORY BOARD

by

Anne Bloomfield



NAME OF DISTRICT: Telegraph Hill**ADDRESSES:** 1-62 Alta Street, 1-70 Calhoun Terrace, 20-62 Darrell Place,
211-283 Filbert Street, 220-260 Green Street, 221-285 Greenwich
Street, 1254-1308, 1301-1315, 1360 and 1470 Montgomery Street,
8-34 Napier Lane, 1235-1245 Sansome Street and 200-296 Union Street.**BLOCK & Lot:** Portions of Blocks 85, 105, 106, 113 and 114. See Map.**ZONING:** RH-3 and OS.**ORIGINAL USE:** Residential and a few stores.**EXTERIOR MATERIALS:** Rustic or clapboard wood siding; stucco; shingles.**OWNER:** See separate list.**NUMBER OF STORIES:** 1 to 4.**LPAB VOTE:** 5-3 (1 absent).**STATEMENT OF SIGNIFICANCE:**

(Describe special CHARACTER, or special HISTORICAL ARCHITECTURAL or AESTHETIC interest or value.) **STATEMENT OF SIGNIFICANCE.** Telegraph Hill is one of the most famous hills in the world, as well known as Sugar Loaf in Rio de Janeiro, and a visual landmark to sailors entering the bay since its European discovery from sea by Capt. Juan Manuel de Ayala in the San Carlos on August 5, 1775. The second recorded European explorer to enter the Bay, Capt. George Vancouver in 1792, specifically mentioned the fine anchorage he had between two promontories, one of which was Loma Alta, the original name for Telegraph Hill. Telegraph Hill is famous as "the hill that's been around the world" as great portions of it were blasted out for ballast in sailing ships, "ultimately to be used to pave the streets of various exotic places." (Lotchin) The Hill's present configuration is the historical expression of the ravages created by quarrying. The rock was used not only for ballast, but also to build "rubble" Gold Rush era warehouses, to fill the Bay for flatlands east of the Hill, and to build the seawall which stabilized San Francisco's waterfront. The last quarrying occurred as late as 1914.

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EVALUATION CRITERIA**ARCHITECTURE**

1. Style: Cottages in vernacular, Gothic Revival, Italianate and Classical Revival styles. Apartments in Italianate, vernacular and various late 1930s styles.

2. Construction Type: Frame (except brick at 1301 Montgomery).

3. Construction Date: 1852-1869 (25 structures, 32.5%), 1870-1905 (15 structures, 19.5%), 1906-34 (8 structures, 10%), 1935-41 (12 structures, 16%), post 1941 (17 structures, 22%) 77 structures total.
4. Design Quality: Some buildings are very early, and simple in design. Most respond creatively to the steep slope. A few are important examples of late 1930s styles. Some group together to form a "compound." The gardens and footpaths are a superb design element; with the cliffs they create an urban greenbelt.
5. Architect: Most owner-builders or occupant-builders. For 1935-41 structures: Richard Neutra, William Wurster, Gardner Dailey, Angus McSweeney, Irving Goldstine with Jack & Rolph Malloch, Louis Schalk, Fabre & Hildebrand.
6. Interior Quality: Not applicable.

HISTORY

7. Persons: Hiram Johnson, Governor, Senator, 1360 Montgomery, 1937-45. Frieda Klussman, savior of the cable cars, 260 Green, 1935-current. Grace Marchant, gardener & potter, 235 Greenwich then 8 Napier, 1933-82. Dr. David G. "Yankee" Robinson, pioneer actor & producer, 9 Calhoun, 1854-56. Helen Forbes, painter, 60 Alta, 1936-45. Ralph Stackpole, sculptor, 37 Calhoun, 1928 (he is loosely connected with 37 Calhoun, intimately connected with 312 Filbert, out of the district). Steve Bancroft, China Clipper pilot, 22 Alta, c. 1940. Stanton Delaplane, newspaperman, 21 Alta, 1940. David Myrick, writer, 261 Filbert. Ward Albee, fireman & writer, 23 Napier & 40 Darrell, 1927-40. Ian & Rose Hoeffler, builders of compounds, 38-60 Calhoun, 221 Filbert, 22-30 Alta, 1930s. Charles "Tubby" Smith, prizefighter, 212 Union, 1905-08.
- Significantly long residencies:
- Bacigalupi family, fisherman, drayman, marbleworker, 9 Calhoun, 1877-current.
- Brown family, stevedore, Assemblyman (George, 1901), 228 & 230 Filbert, 1869-1959.
- Cooney family, grocer, house painter, notions, teacher, district owner-builder; 291 Union, 287-289 Union, 112-114 Alta, 1852-1937.
- Spediacci family, Speedy's New Union Grocery, 1914-current.
- Desmond & Valetta Heslett, commercial artist & gardener, 235 Greenwich, c. 1935-current.
- Artists: Cecilia Graham, 1308 Montgomery, 1940. Marion Montague (Yureska), woodcarver, 1307 Montgomery, 1940. Marjorie Slate, weaver, 291 Union, 1940.

8. Events: None.

9. Patterns of History: The steep slopes and limited access strongly influenced the architecture: waterfront workers' cottages and buildings that step down the hillsides and relate closely to their environment. Attracted by the hill's close proximity to the wharves and ready view of arriving ships with job possibilities, waterfront workers built minimal shelter here, often with scavenged materials. Artists came for cheap rents. Benign neglect preserved the buildings. When street paving first began to reduce isolation, moderate land costs permitted a few avant-garde buildings.

ENVIRONMENT

10. Continuity: All buildings relate to steep slope and contribute to garden setting by actual gardens or planters. Small scale throughout, in height, bulk and interiors. Footpath environment due to unpaved street rights-of-way, limited auto access, little parking, many private pathways.

11. Setting: Outstanding urban greenbelt vital to residents' sense of community and residential quiet, to migratory bird flyway. Steep site protects district from urban noise, traffic and other pressures, creates need for footpaths which inspire gardeners and foster local community.
12. Importance as a Visual Landmark: An integral element of San Francisco's cityscape.

INTEGRITY

Pattern of occasional remodeling well established in 19th century. About a dozen structures have integrity seriously impaired through late 20th-century remodelings such as asbestos siding, aluminum sash, unpainted shingles and added stories. The gardens in rights-of-way and on cliffs are continually in the process of recreation.

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TELEGRAPH HILL HISTORIC DISTRICT

LOCATION AND BOUNDARIES. The Telegraph Hill Historic District consists of about 100 properties and the adjacent public rights-of-way, on the northeastern slope of Telegraph Hill within the area saved from the 1906 Fire, as shown on the attached Map. It contains portions of Assessor's Blocks 85, 105, 106, 113, and 114. The properties face variously on Alta Street, Calhoun Terraces, Darrell Place, Filbert Street, Green Street, Greenwich Street, Montgomery Street, Napier Lane, Sansome Street and Union Street, as detailed in the Survey of Individual Structures and Properties below.

STATEMENT OF SIGNIFICANCE. Telegraph Hill is legendary:

"The distilled essence for which San Francisco is Famous." Here Today, p. 59.

"First in historic interest" among the city's hills. Historic Spots in California, p. 363.

"San Francisco's most unique and magical living environment." David Gebhard, Guide..., p. 56.

The Historic District consists of Telegraph Hill's most characteristic residential features. There are two important groups of buildings and some unique open spaces. Nearly a third of the buildings are San Francisco's largest group of pre-1870 structures, eleven of them before 1860. It is the existing area best documented by 19th-century photographs. 1301 Montgomery is one of the City's three oldest brick buildings. The simple style, lack of bay windows and small scale of these very early waterfront workers' dwellings make them unprepossessing architecturally, but give today's viewer a real experience of life at a faraway time. The cliffs and hillsides and general difficulty of access shelter the District from the modern city, shape its residents into a special community and give them unparalleled views. The cliffs, street rights-of-way and adjoining private open spaces have become a wondrous garden. Part is minutely tended, its roses seeming bigger than the houses, its carpet of tiny baby tears the perfect scale for the tiny buildings. The rest of the garden grows wild with abundant plant varieties originally set there by gardeners.

It is a de facto refuge for dozens of varieties of birds both resident and migratory, an important stop on San Francisco's eastern flyway. Among all this is a second group of important buildings, constructed as infill 1935-1941

by experimental designers trying to make their reputations, a group containing several famous buildings and together describing the milieu out of which rose the Second Bay Tradition style of architecture.

ZONING AND LAND USE. All the property is zoned RH-3 except for a strip of C-2 zoning that fronts on Sansome. Height and bulk is 40-X, except fronting Sansome where it is 84-E, and except the unpaved public rights-of-way of Filbert and Greenwich, which are OS. Land use is either residential (primarily small apartments), garden, or slide-prone cliffs, except for one historic small grocery at the south west corner of Union and Montgomery. Zoning and land use are specified by parcel in the Survey below.

QUALITY RATINGS. The Telegraph Hill Historic District rates two text pages, six pictures and ten Appendix entries in Here Today, 22 buildings altogether. The DCP Architectural Survey of 1976 rates eleven buildings as a "5" (highest), one as "4", five "2" and four "1": 21 buildings. On Napier Lane and the Filbert Steps, one 1976 surveyor commented, "Setting is 5 -- buildings are 0's, 1's, and 2's (maybe). Other buildings on steps should be included . . . ALSO the community garden makes the setting, acres of flowers and baby tears" (original emphasis).

COMPATIBILITY. In the Survey below, 69 properties are rated compatible, 21 incompatible, and 11 potentially compatible. 'Compatible' means the exterior appearance of the property makes some contribution, however great or slight, to the District's sense of time and place. 'Incompatible' means the property was constructed after the District's period of significance or is so severely altered on the exterior that restoration is highly unlikely. 'Potentially compatible' means the property would become compatible if restored to its historic exterior appearance.

ARCHITECTURE AND OPEN SPACE. The Telegraph Hill Historic District buildings display, via both original construction and additions, architectural developments in low-income housing from the early 1850s up to the Second World War. They include a large and varied collection of dwellings built before 1869. Generally the variations in shape and roofline from one house to the next lead to a perception of each house as a separate entity, rather than as part of a row. Scale is very small in height and bulk, interior as well as exterior. Ornamentation is sparse. Bay windows virtually do not exist because so many of the houses predate

their popularity; instead there are balconies. Buildings tend to step down hillsides, either one separate cube after another or as a single stepped structure. So many houses turn their backs to or do not front on the formal paved streets and instead relate to the steep hillside that the setting of walkways, gardens and cliffsides is itself an integral part of the District.



LOOKING SOUTH INTO THE DISTRICT

The typical structure is a rectangle in plan, often with additions of rear shed(s) and/or porch(es) on the downhill or view side. Usually it has a difference of one, two or more floors between its uphill and downhill sides. Often it is one story at access level with lower floors added as the hill drops. It is clad in rustic wood siding, laid horizontally, and it has a gable roof with either barge boards or false front. Ornamentation is restrained: window and door surrounds tend to be wide boards without moldings, though some have modest entablatures; barge boards may be fanciful but remain two-dimensional cut-outs; brackets and cornices on the false fronts tend to be of the simplest. There are no Queen Anne or Stick style houses. Windows are often double hung, often two-over-two or four-over-four, or else wooden casements. Each building has landscaping, at minimum flower box(es) and a few pots.



212 UNION STREET

The one overriding design element is the setting. So rigid is the nineteenth-century grid plan and so steep the hillside -- by nature, by quarrying until 1914 and by intermittent slides ever since -- that the major lengths of the District's public rights-of-way have never been paved streets and are not likely to become so. Several of them (Filbert, Greenwich, Napier, Darrell and parts of Alta and Union) have instead been developed as footpaths with steps and gardens where the landscaping blurs distinctions between privately-owned land and public right-of-way. Other "streets" (Green, Calhoun, Union, Alta) are so steep that even gardening is limited, and modern Sanborn insurance maps still read "Impassable for Teams." The District's highest point is at 1254-62 Montgomery Street, but the original hill has been cut away to make a flat, paved intersection there, 218 ft. above sea level. At first the hill descends manageably, to about 196 ft. where Union splits for Calhoun, and on Montgomery to 202 ft. at upper Alta, 193 ft. at lower Alta, 172 ft. at the top of the Filbert Steps and 160 ft. at the top of the Greenwich Steps. The downward slope from Union to Alta is gentle; Filbert lies in a hollow that goes down from both Alta and Montgomery; the midblock distance from Filbert to Greenwich is another gentle slope. Napier, Darrell, upper Alta and Calhoun are almost flat. Then come



1171 SANSOME STREET

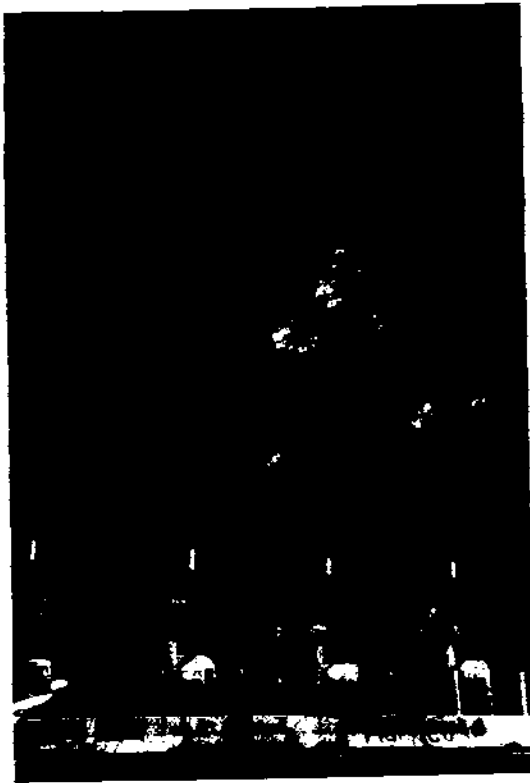


GREENWICH STREET FROM SANSOME

the cliffs. Green jumps down 140 ft. in about 150 linear ft.; Calhoun's upper terrace starts 20 ft. higher and meets Green on the way down, all in 120 linear ft. From pavement end to Sansome, Union drops 170 ft. in 185 ft., and Alta drops 150 ft. in 185 ft. The cliff at Filbert is only about 40 ft. in 40 ft., but the garden on top rises another 130 ft. in 270 ft. Likewise on Greenwich, the cliff leaps 40 ft. in about 40 ft., and the gardens on top rise some 110 ft. in 270 ft.

These hills restrict the District's auto access to just one feeder street, Union to the west. It is a city planner's model district, fingers of green penetrating a very urban setting. Less than one-fourth of the buildings face on regular streets, Union and Montgomery; nearly one-third face narrow dead-end alleys, Alta and Calhoun; nearly half face only footpaths, Greenwich, Filbert, Darrell, Napier and parts of Union and Alta. There are many additional private pathways known only to residents in the immediate locality. All these footpaths have been turned into a feast for the eye, a gardener's delight. On Filbert, Napier and Darrell the paths are planking; on other "streets" they are concrete. Some cliffsides have concrete steps, others are too tall and/or too unstable for any kind of access at all. At Union Street the foot of the cliffs has had to be reinforced and fenced to protect Sansome Street from slides.

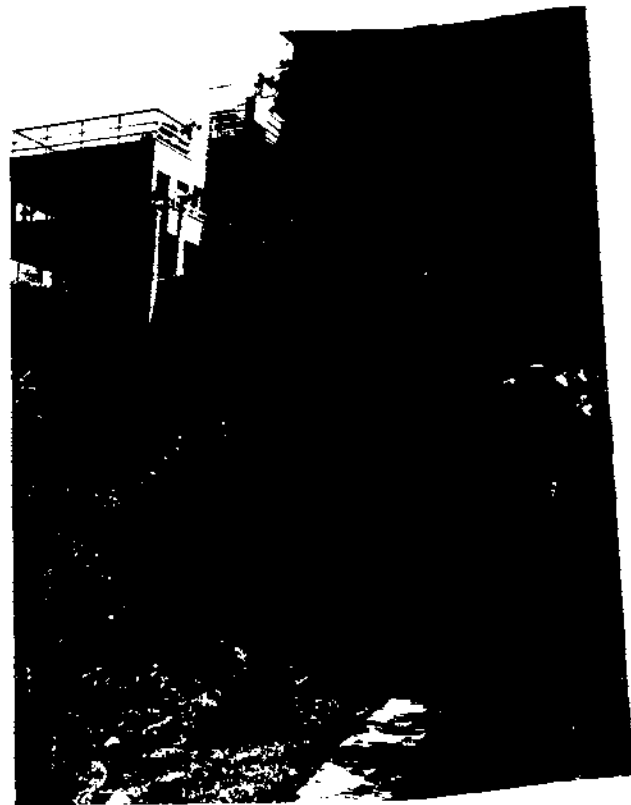
UNION STREET
AT SANSOME



Gardens fill the remainder of the public rights of way and spill onto private property. On the gentler slopes they



VALETTA'S GARDEN



GRACE MARCHANT GARDEN S

contain roses, camellias, fuchsias, lilacs, plerons and datura trees, banana plants and fruit trees. The ground is covered with baby tears. The green belt along Filbert is called Grace Marchant Gardens, after their long-term gardener; the one along Greenwich similarly is Valetta's garden. They are privately maintained. The cliff "gardens" are much more informal, an abundant plant community where 59 different species were observed during one three-hour period in 1982. Most are varieties that do not occur naturally in San Francisco and must originally have been planted there by someone. The plants help hold the hillside and give a wild appearance, providing sanctuary for many resident and migratory wild birds. One of the Hill's birdwatchers has compiled a list of 54 species observed from 1980-1982. The cliffs' verticality causes updrafts of air used by soaring birds of prey, and someone is said to feed the legendary parrots, which are here, too.

In the gardens and along the streets the typical structure described above occurs in several different building types. The smallest and most prevalent is the Greek Revival, Gothic Revival, Italianate or vernacular cottage. Sometimes a group of such cottages is scattered in a landscape to form a "compound," for instance at 235 Greenwich and formerly at 265 Union. Another type, constructed before 1870, is a three-story structure covering the entire front width of its lot and featuring balustraded balconies at two or three levels, visible in many historic photos. Examples remain at 31 Alta, 110 Alta (remodeled), 21 Napier, 1308 Montgomery (remodeled) and 291 Union. There is just one very early and simple flat-roofed brick commercial structure, stuccoed over 60 years ago and now residential. The District has no Stick-Style or Queen Anne houses. After 1906, infill buildings continued the two main types (minus balustrades), but sometimes with variations such as Colonial Revival ornament at 107 Alta and 293 Union, Craftsman windows at 118 Alta and 23 Napier, bay windows and stucco at 116 Alta, internal balconies on the vertical "Romeo" apartment at 273 Filbert.

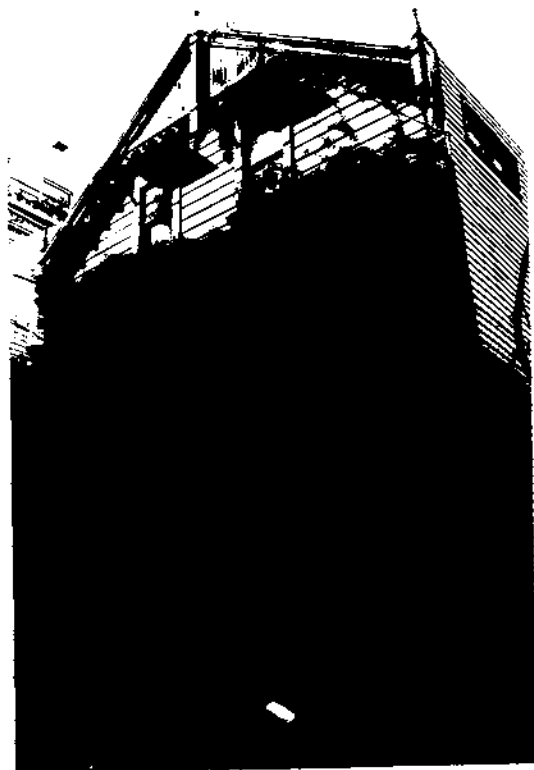
Just before World War II, the District received a dozen new buildings of experimental designs; some of the architects graduated to fame: Richard Neutra, William Wurster, Gardner Dailey. These structures emphasize views and horizontality. They relate positively to their hillsides and gardens. All but one are stucco-faced. Ornament is sparse, individual to each and part of the wall plane. This group consists mainly of 22-30 and 60-62 Alta, 38-50 and 66-70 Calhoun, 261-265 and 267-71 Filbert, 260 Green and 1360 Montgomery.

Alterations have been occurring throughout the District's 133 years. Originally, many structures were plank-frame shacks apparently thrown up by their residents for

BUILDING TYPES



221 GREENWICH STREET



228 FILBERT STREET



31 ALTA STREET



THE HESLETT COMPOUND

elementary shelter. Similar residents later would add a room, or a shed or a balcony or a "modern" false front. Such changes are numerous, but only a few can be documented. 218-220 Filbert existed from 1862 as a small cottage, of which wide and irregular horizontal boards and battens are visible on the east side basement. In 1882 its owner signed a contract listed in California Architect & Building News for a "2-story frame building," today's first and second floors; some of its entry doors look like ones common about 1910. The existence of 10 Napier Lane can be traced back to the U.S. Coast survey map researched in 1857. This original board-frame cottage was set back 3-4 feet from the Napier right-of-way and can be distinguished today by a change in roof shape. The 1886 Sanborn map still shows the early



218-220 FILBERT STREET

10 NAPIER LANE



building, labeled "cloth lined." Shortly afterwards, the Italianate front was added. Similarly, 1254-62 Montgomery appears in 1886 as a one-story building only two units wide as photos so show it; by 1891, it was what we see today. Historic photos show the false front salesmen of the 1870s and 1880s as prevalent as the asbestos siding and aluminum sash salesmen of more recent years. 1301 Montgomery, the brick building of 1852, was stuccoed probably early in the twentieth century, perhaps as earthquake repair, but certainly well before a mid-1920s photo. It has also undergone substantial changes of entry, documented by permits for instance in 1910, 1915, and 1918, but its main character remains. Comparison of Sanborn maps over the years shows many a building with a constant core that has accumulated a string of rear additions and that may have gained or lost balconies or platforms. In recent years such changes have continued, adding new materials like aluminum, asbestos, and unpainted shingles. The Here Today survey of the mid-1960s documents many such alterations. Finally, there is the case of 1308 Montgomery, which was stripped and later partly restored. Alterations are part of the District's history and description.

HISTORY: INTRODUCTION. The Historic District's first two houses were built during the operation (April 1850-September 1853) of the semaphore, or visual telegraph, that stood near the site of Coit Tower to signal the arrival of ships, and that gave Telegraph Hill its name. By 1860 there were nine more houses that exist today in one form or another, and by the completion of the transcontinental railroad in 1869, some 25 houses, nearly 30% of the District's supply, were functioning. Continuing construction increased the stock by 18 buildings and several additions before the 1906 earthquake and fire. Their rescue from the fire is a whole story in itself. Another whole story is the quarrying that shaped Telegraph Hill's cliffs and left them subject to slides to this day. Between the 1906 fire and the 1941 beginning of World War II, 26 more buildings went up, including a group of architecturally significant ones beginning in 1935. By that year residents had commenced the gardens as we know them today.

During most of the District's period of significance, c. 1853-1941, the people who lived there were poor. The majority worked on the waterfront as longshoremen, stevedores, laborers, riggers, draymen or warehouse workers, or were the dependents of such men. The Hill was inaccessible except on foot, and its attractions for the waterfront workers lay in its cheapness and its views which could give advance notice of incoming ships so the men could hurry down and try to find work. In the twentieth century the

cheapness and views also attracted artists, the initial step toward today's upscale image, but as long as the District remained accessible only on foot, its poverty, visible in a 1920s photo, kept away anyone who could afford to live elsewhere. Only when the streets were paved -- Montgomery and Alta in 1931, Union and Calhoun in 1939-1940, did the economic picture begin to change. The poverty had caused construction of very modest dwellings; it preserved them and prevented their replacement; and in its waning years it permitted some artists and artist-minded people to hire fledgling architects to construct a remarkable group of experimental designs. In the 1980s affluence threatens these architectural remnants of a remote era (1400 Montgomery of the 1860s was replaced only in 1984), and to survive they need protective legislation.

HISTORY: BUILDINGS. It is impossible to determine whether the District's first extant building was 1301 Montgomery or 291 Union. Both appear on the U.S. Coast Survey map of 1853. The Montgomery Building (see historic photos) is an anomaly: the only brick structure anywhere in the neighborhood. Its pre-1870 photo shows a dignified and simple brick commercial building like many that appear down in the flat commercial district in R. G. Fardon's photos of San Francisco published in 1856. The 1853 map date indicates this building is older than all but two in the Jackson Square Historic District; it may be the City's oldest extant brick building. It is mentioned in Historic Spots in California (3rd edition, p. 363). What was such a building doing 200-odd feet above the waterfront? It may have been constructed on the assumption that the semaphore would attract a busy commerce. Maybe the owner had some kind of factory or brewery in mind. The speculative idea, whatever it was, seems not to have worked out, for the building has had a checkered history, quite unclear at this time. The Alcalde (mayor) granted the land in July, 1847 to Anthony Durkin, who had come with J. D. Stevenson's regiment from New York for the Mexican War and was later a policeman, then a brewer. Durkin and his wife Celia each signed with a mark their deed of this 50x50-foot lot to John Carter on January 14, 1850. The price was \$1,041, seven or eight times what was paid for the small lot of 291 Union in August of the same year, but one-third the price of 1252-1262 Montgomery in July. The January date is two-three weeks before the idea of the semaphore was published in the Alta newspaper. The price may indicate the brick building was already there, or it may simply reflect speculative land values that week. In any case, Carter sold the property to John Sweeney on 27 February 1851 for \$800. Sweeney in turn sold it to Thomas Johnson on 30 September 1851 for \$400. By 21 May 1853, when Johnson sold off the land for 1303 Montgomery to James

Rogers for \$700, the brick building (according to the Coast Survey map) must have been there; its flat roof just peeks over the horizon of a photo in the 1856 Fardon book. As for uses, the first may have been the salesroom and "manufactory on Telegraph Hill" for Dr. Robinson's Celebrated Vegetable Bitters, advertised on p. 156 of the 1852 Directory as "composed entirely of California Vegetables." Dr. Robinson's house at #9 Calhoun, at which he was listed in 1854, is not on the 1853 map, nor had he even bought the property by that date. His Bitters factory could have been here, or in Hudson's mill at 1252 Montgomery, or anywhere on the Hill. Certainly located in the brick building in 1854 was the grocery of owner Thomas Johnson. That makes two groceries in the District in 1854; there must have been houses full of customers nearby at that date, but only one other existing house has so far been documented quite so early. The brick building also housed Sigmund Friedlander's grocery from 1881 through 1886 (directories), a barber shop about 1915 (permit), a pool hall in the 1920s (photo), and John Ortega's soft drinks, prohibition equivalent of a saloon, in 1928 (directory). The turn-of-the-century owner was Herman Meisel, a grocer across the street. Eventually the use settled down as totally residential. A series of photos shows the building crisply brick before 1870, run down and mostly plaster covered in the 1920s, and freshly plastered in the 1970s.



291 Union Street

The land at 291 Union Street was granted by the Alcalde in 1848 to wharf owner Benjamin R. Buckelew, who sold it on 2 August 1850 for \$140 to John Cooney (1816-1879), whose heirs kept it in the family until 1937. Cooney bought the land next door, 287-89 Union, from Buckelew for \$130 in 1852. The first directory to list him on this block was 1854; he kept a grocery store here. In June 1861 he signed for water service for both lots; until then, the family must have been using one of Telegraph Hill's many natural springs. By the 1875 directory, the family house had a street number, 291 Union. They were John Cooney, his wife Hannah, his public-school teacher daughter Ellen, and his sons William and John who were in business together as house and sign painters. David Myrick tells many stories of the Cooney family. Apparently, John was born in Ireland, his wife and their first two children in England, and the next two were born in Australia, whence the house's lumber is said to have come, an improbable story. The house was the first known of Telegraph Hill's multi-storied, much-balconied houses. Its store lasted until 1906. Early photos show barge board eaves instead of the Italianate false front, which must have been added about the 1880s to modernize the house and perhaps make the attic more liveable.

The third known house was #9 Calhoun, property and residence of Dr. David G. "Yankee" Robinson (c. 1807-1856). His Vegetable Bitters aside, the WPA San Francisco Theatre Research tells the full history of this physician-comedian-theater entrepreneur and host to fellow actors. The next known resident (1861-1869) was Calvin Tisdale Blake. Edwin Foster occupied the house in the 1870s and signed for the water in 1872, but his application notes the original order had been for C. F. Blake. By 1877 Angelo, Giambetto, Luigi and Paul Bacigalupi were listed here. The family still owns and resides here, though the turn-of-the-century Block Book series shows the owner's name as Fopiano, presumably a relative.

After these first three, the order of construction blurs. In the early days water service dates could be years after construction, or lost; directories and the manuscript Census gave no street numbers; landowners were often absentee, or changed before the earliest Block Book too often to trace. But U.S. Coast Survey and Sanborn fire insurance maps show specific buildings at specific dates. David Myrick has gathered an immense amount of information in his 1972 book, San Francisco's Telegraph Hill. Building permits and the Here Today survey photos, now 20 years old, give some information on remodelings. Earlier historic photos also provide invaluable data. All these sources have been researched to provide the dates of earliest known occupancy

or other evidence. Any or all of the buildings may be older (or younger) than present knowledge indicates. Here is the approximate sequence of construction, from 1857-1870, and the first known occupants or owners:

1857	221 Greenwich 237 Greenwich 10 Napier (rear)	George Mitchell, laborer John McDonough, longshoreman Mortimer "Murty" and John Clark, teamster & laborer Greenwich Dock Warehouse
	287-289 Union (altered)	John Cooney of 291 Union
1858	31 Alta 230 Filbert	Richard Andrews, stevedore William F. Ross, longshoreman
1859	224 Filbert 226 Filbert (moved on lot)	James Callaghan, laborer Friedlander's warehouse James Farley, laborer
1861	1304A Montgomery 218-220 Filbert (basement) 1254 Montgomery (2/3 of first floor)	Duncan Campbell, rigger Patrick McDermott, laborer Smith family
	1305-07 Montgomery (altered)	William B. Smith, stevedore
1862	21 Alta	Andrews of 31 Alta
1865	216 Filbert (altered) 1308 Montgomery (altered) 1309-11 Montgomery 1313-15 Montgomery	Andrew Benson, stevedore Joseph King, stevedore Patrick Heffernan, laborer Michael Carr, fireman on steamboat
1866	110 Alta	Patrick Moyles, laborer Greenwich Dock Bonded Warehouse
1867	290 Union (altered)	James McEvoy, longshoreman
1868	112-114 Alta	John Cooney (of 291 Union)
1869	228 Filbert 1303 Montgomery (altered)	Philip Brown, longshoreman John Allen, drayman

After this initial construction boom, which also included many houses now gone, all the other buildings in the District have been infill. Of the eighteen known before 1906 but after the 25 above, the other four on south Alta and the companion 212 Union appear to belong to the earlier group but cannot be reliably documented before an 1876 photo (a photo of uncertain date shows only No. 15 (demolished),

27 and 31 Alta). The infill construction continued Italianate in style for a long time: 10 Napier and 1254-62 Montgomery did not appear as we know them today until after the 1886 Sanborn map. The District seems to have skipped entirely the Stick and Queen Anne styles elsewhere so prominent among San Francisco's pre-fire buildings. The District remained the abode of waterfront workers and others in low-paid occupations who probably did any construction themselves as a sideline. The first thirteen buildings constructed after the fire, up to 1935, continued the basic simple type of appearance. They include a number of one-story houses, one of them mildly Mission Revival, and a Romeo flats building.

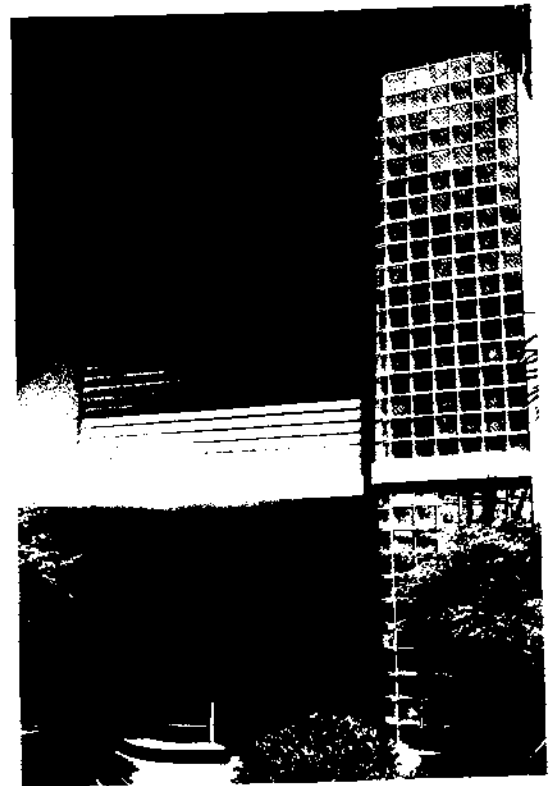
In the seven years beginning 1935, another construction boom came to the District, a boom of very special character, consisting of a dozen buildings rather experimental in style. The worst of the Depression was over, the streets were being paved, and Telegraph Hill had attracted quite a few poor artists and some friends who were not so poor. These people risked commissioning architects and other designers early in their careers, virtual unknowns who wanted to make reputations. Some of them did: Richard Neutra (66 Calhoun), William Wurster (60-62 Alta), Gardner Dailey (261 Filbert, altered), and Angus McSweeney (22-30 Alta) who was to be local architect for the new St. Mary's Cathedral. Others never achieved reputations but did contribute thoughtful and interesting designs to the District's stock of housing: 1360 Montgomery by Irvine Goldstone with and for Jack and Rolph Malloch; 38-50 Calhoun by and for Ian Hoeffler, proprietor-builder of Telegraph Hill compounds; 260 Green for Frieda and Dr. Hans Klussman by Louis Schalk, who never "made it" outside of Henry H. Gutterson's office. The one established firm, Fabre & Hildebrand, produced the most old-fashioned design, 40 Darrell. The others were contractor-builders who used at least some imagination in designing 1470 Montgomery, 267 Filbert, 42-46 and 52 Darrell. Some of the dozen buildings belong to the development of the "Second Bay Tradition," and it is possible the Telegraph Hill garden setting contributed to Wurster's "desire to create small-scaled usable space out of doors" (Gebhard, Guide . . . Northern California, p. 21) that became typical of this movement.

Construction has continued in the post-war period, though more slowly. Most of it is not remarkable. However, a few buildings (231 and 233 Greenwich, 25 Napier), constructed for people who know and love and understand the area, have been designed to blend inconspicuously with the pre-1869 structures.

1935-1941 BUILDINGS



1360 MONTGOMERY



1360 MONTGOMERY



22 ALTA



38-50 AND 68-70 CALHOUN

HISTORY: OPEN SPACES. Myrick gives the best information on the origin of the cliffs:

A hundred and twenty years ago, Telegraph Hill was considerably larger than it is today, and several processes account for the deterioration. In early times, ships were ballasted with rock from the Hill. Later as the City grew, peripheral streets were lowered to provide suitable grades for horse-drawn vehicles and to transform hillside lots into commercial property. But the greatest damage was done by those who quarried the rock for street paving and bulkhead work (p. 53).

The cliffs as we know them today took shape principally with construction of the sea wall sections from Filbert to Vallejo in 1884-1885, and with later quarrying. The contractors, says, Myrick:

Found the proximity of Telegraph Hill an irresistible temptation . . . With each blast the top of the Hill shrank westward, threatening the "old Rookeries," which dated back to the days of '49. A particularly heavy blast on the morning of June 1, 1884, brought down a large quantity of rock and a long series of landslides followed. Within the next year ten houses on Union, Calhoun, Alta and Green streets became uninhabitable; some slid off the cliff to become kindling wood (p. 55).

The cliff receded westward and became higher as it approached the crest of the Hill . . . Along with the tumbling houses, the flight of steps at Union Street became a casualty. Down below Sansome Street was cut through early in 1885 (p. 56).

At Green and Sansome Streets (the Gray brothers, biggest and worst quarriers) employed 30-40 men and produced 35,000 cubic yards (of crushed rock) annually in the early 1890s, the largest output in the city . . . Mixed with the rock was a lot of unstable shale which was susceptible of slippage, especially after a rain, a factor causing many problems on the Hill (p. 56).

For about three quarters of a mile the east and north faces of Telegraph Hill were marked with quarries . . . For twenty years the Gray brothers made life miserable and sometimes hazardous for

residents on the Twilight Side of Telegraph Hill (p. 56).

On the morning of March 27, 1907, a particularly heavy blast wiped out the northwest corner of Green and Calhoun . . . One house was hurled to the bottom of the cliff, almost sweeping a nearby 13-year-old girl to her death (p.61).

The quarrying ceased altogether by 1914, and photographs from the 1920s showed the cliffs still as rather barren rock slides. Vegetation developed over the years. The list of plant varieties identified one day in 1982, which includes very few California natives, supports the theory that the cliffsides were planted on purpose to grow "wild". Opel Morris of 22-30 Alta Street used to throw nasturtium seeds out her windows to cover the slope. Myrick records that Mrs. Alex Horr, who lived at 216 Filbert from at least 1928-1944, used to "sit in a bosun's chair to transform the cliff into a garden . . ." (p. 184).

Gardens there have always been alongside the houses. An 1864 photo on Telegraph Hill shows one well filled with ornamentals, and probably a kitchen garden on the side; the ten-member family is dwarfed by the vegetation. Bret Harte is said to have complained that goats browsed on the geraniums in his second-story windows (Historic Spots in California, p. 363). The waterfront workers of the nineteenth century must all have kept kitchen gardens of greater or less size, along with the legendary goats and chickens, all to help feed the hungry mouths. Another wonderful photo, dated 11 October 1904, shows a garden on the Greenwich Steps, with outlines of 21 and 23 Alta Street in the background; in the foreground is the spiritual ancestress of Grace Marchant, after whom the Filbert Steps Gardens are named; this woman is pointing a stick at her kitchen garden set among other tall plantings, while her son and daughter-in-law (seemingly) pose behind with the family cat.

The gardens as we know them today were begun by Valetta Heslett and her mother Grace Marchant (1986-1982) who moved into the 235 Greenwich Compound in 1933 and probably began gardening on the Greenwich Steps soon thereafter. When Mrs. Marchant moved to the corner of Filbert and Napier, she started the famous gardens there. A legendary figure, she is said to have pushed trash, abandoned refrigerators and even a small cottage at 221 Filbert (front) over the cliffside to make way for the gardens. When the City was planning new steps on Filbert in 1970-1971, the plans included the note: "Any trees or plantings disturbed or removed

shall be replaced by a tree or plant of equal value, quality, age and size." Plaques at Montgomery and at Napier also memorialize her work. Since her death in 1982, the gardens have been continued as a memorial. They should not be allowed to lapse.

HISTORY: THE 1906 FIRE. Telegraph Hill is the largest of the three islands surrounded by and saved from the 1906 fire (along with Jackson Square and Russian Hill). The map published in the 1907 U.S.G.S. Bulletin about the earthquake and fire shows the fire boundaries here to have been the waterfront and a line roughly following Union, Sansome, Green, Montgomery, Kearny, and Chestnut. The District boundaries include all but four of the structures on the Hill that escaped the fire, and they stay within the fire line except for 301-11 Union Street, Speedy's Grocery, which is included because the site has been a grocery most of the time since 1858, because it is the only remaining grocery of the number that used to exist in the District, because the Spediacci family who ran this grocery from many years have owned the property since 1915, and because this grocery is a special sociological phenomenon, part of the legend of Telegraph Hill too long to tell here. Speedy's is, and has long been, the vital communication center for this whole part of the Hill.

A photo of April or May 1906, taken from Russian Hill, shows three of the four corners intact at Union and Montgomery; it shows the Alta Street buildings, and Pioneer Park. The fire had reached Telegraph Hill on the third day, Friday the 20th of April, 1906. The open spaces of Pioneer Park helped the inhabitants to beat back the fire, and their story was told by Henry Anderson Lafler (quoted in Thomas & Witts, The San Francisco Earthquake, p. 239):

It was the boys of the hill that saved the hill. It was Toby Irwin, the prizefighter, and Tim O'Brien, who works in the warehouse at the foot of the hill, and his brother, Joe, who works in a lumberyard, and the Dougherty boys, and the Volsse boys, and Herman, the grocery clerk -- it was they who saved the hill.

It was the old Irish woman who had hoarded a few buckets of water through the long days of fear and rumor and who now came painfully toiling up the slopes with water for the fire -- it was she who saved the hill.

It was the poor peasant Italian with a barrel of cheap wine in his cellar who now rolled it out and

broke its head in with an axe, and with dipper and bucket and mop and blanket and cast-off coat fought the fire till he dropped -- it was he who saved the hill.

It was Sadie who works in the box factory and Annie who is a coat finisher and Rose who is a chocolate dipper in a candy shop who carried water and cheered on the boys to the work -- it was they who saved the hill.

It was a great, brave, roistering fight of all the dwellers on the hill for their homes and their lives, and gloriously they won.

HISTORY: THE PEOPLE. Those who lived in the District have already been indicated as poor, as waterfront workers, as Irish names in the beginning. Italians came to join them with the great migrations of the 1880s. Spanish names came after 1910. Many came via Australia or Hawaii. Many of them stayed at one address for a long time or moved only to another house on Telegraph Hill. They were a remarkably tenacious group, very much family oriented, according to Census data.

An understanding of working conditions on the docks from the 1850s on helps one envision what the neighborhood was like and why the buildings look as they do. Dockworkers' unions could be short-lived, company-run or non-existent. There were many more willing workers than jobs to be filled; competition for work was intense and wages were low. A seawall investigation in 1885 reveals that some employers insisted on paying the men in goods or through specific boarding house keepers whose services they were required to use. Quarrier George Gray testified that he had no trouble finding laborers at 17-1/2 cents an hour: "There are thousands of them there every day." (Enos, p. 98). Anytime a ship came in, longshoremen hoping for work would run to its dock and stand in the "shapeup," a semicircle around the pierhead where the foreman stood and pointed to the men he chose. Many were not chosen. It must have been terribly demoralizing. Harry Bridges has recalled that, soon after settling in San Francisco, "I spent close to a couple of years 'pirating' on the waterfront, which means trying to find a job wherever and whenever it might be by standing around in front of the docks and waiting for a job . . . 24 hours a day, certainly 16, 18 hours a day, there was always a large group of men standing outside the docks, see, ready and willing . . . They were pretty desperate, hard up, wanted to eat, hungry . . ." (Larrowe, p. 9-10)

The 1880 Census indicates the same condition; the enumerator asked and wrote down the number of months in the

previous year the person was out of work. Michael Thornton at 222 Filbert was out all twelve months; Michael Gibney at 235 Greenwich and Patrick Murphy at 22 Napier didn't work for eight months; Patrick Hilliard at 21 Napier was out of work for six months; Timothy O'Brien at 22 Napier for four months, and so on. All these men were laborers or long-shoremen, though Michael Thornton soon became a grocer. One can imagine that in some of the stretches between jobs they worked on improving their houses, or raised some food, or recovered from work injuries, or helped their wives find paying lodgers -- the Census reports a lot of lodgers as well as large families in these houses. Yet Patrick McDermott, who told the Census taker he had been laid off half a year in 1880, in August 1882 signed a \$2,500 contract for someone else to add two stories to his house at 218-220 Filbert, the only contract in the District found in California Architect and Building News. Life was hard, but they managed.

In the twentieth century, a number of artists came, attracted by the low rents and the good views and the Bohemian life. At first they were simply a part of the poor community; later they became a community of their own, with more and more hangers-on. The only ones reliably located so far are painter Desmond Heslett at 235 Greenwich, muralists Helen Forbes and Dorothy Puccinelli Cravath (frescoes in the Mothers' House, S.F. Zoo) at 60 Alta, actor Dr. David Robinson at 9 Calhoun, writer David Myrick at 261 Filbert, and at the previous structure of 265 Union, jeweler Pete Macchiarini, painter Wolo and composer Rudolp Friml. Dancer Mayris Chaney Martin often entertained Eleanor Roosevelt at 60 Alta. Another influential politician, Sen. Hiram Johnson, lived at 1360 Montgomery from 1937-1945.

SURVEY OF INDIVIDUAL STRUCTURES AND PROPERTIES. The survey on the following pages begins with the plant list and the bird list. For early buildings the so-called "owner" is usually the first known occupant who may or may not have been the owner. He is generally assumed to have constructed the building himself.

PREPARED BY: Anne Bloomfield, 2229 Webster, June 1985.

PHOTOGRAPHERS: Michael Alexander and Jean Milligan.

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1254-1262 MONTGOMERY STREET

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LIST OF PLANTS SEEN ON TELEGRAPH CLIFFS

TUESDAY, OCTOBER 26, 1982

Sweet Alyssum	Lobularia Maritima
Oleander	Nerium Oleander
Bottle-Brush	Callistemon Speciosus
Kenilworth Ivy	Gynbalaria Muralis
Creeping Juniper	Juniperus Horizontalis
Rock Rose	Cistus Albidus
Wild Lilac	Ceanothus - Cultivar - Julia Phelps
Firethorn	Pyracantha Coccinea
Gazania	Gazania Species
Lily of the Nile	Agapanthus Africanus
Fennel	Foeniculum Vulgare
Canary Island Ivy	Hedera Canariense
Blue Gum	Eucalyptus Globulus
Red-Flowering Eucalyptus	Eucalyptus Ficifolius
Monterey Pine	Pinus Radiata
Red Valerian	Centranthus Ruber
Alfalfa	Medicago Sativus
Wild Mustard	Brassica Niger
Snakeweed	Eupatorium Adenophorum
Coast Redwood	Sequoia Semperivirens
Brome	Bromus Species
Monterey Cypress	Cupressus Macrocarpa
Wild Oats	Avena Fatua
Sydney Golden Wattle	Acacia Decurrens Variety - Longifolia
Bailey Acacia	A. Baileyana
Black Wattle	Acacia Melanoxylon
Silver Wattle	Acacia Decurrens V.
Pampas Grass	Cortaderia Sellosana Bealbat V.
Geranium	Pelargonium Domesticum
Apple	Malus Species
Sea Urchin Tree	Hakea Suaveolens
Rosemary Grevillea	Grevillea Rosmarinifolia
Hollywood Juniper	Juniperus Chinensis - "Torulosa"
Crassula	Species
Century Plant	Agave Americana
*** Arroyo Willow	Salix Lasiolepis
Bear's Breech	Acanthus Mollis
Butterfly Bush	Buddleia Davidi
Tower-of-Jewels	Echium Fatuosum
Bergenia	Species
Chain Fern	Woodwardia Radicans
Sword Fern	Polystichum Munitum
Escallonia	Macrantha
Garden Balsam	Impatiens Bal Samina
Princess Flower	Pleurocoma Semidecandra
Victorian Box	Pittosporum Undulatum

*** DENOTES CALIFORNIA NATIVE PLANT

PLANTS SEEN ON TELEGRAPH CLIFFS OCT. 26, 82 (con't.)

Karo	Pittosporum Grassifolium
Pittosporum E.	Eugenioides
Privet	Ligustrum Lucidum
Morning Glory	Ipomoea Species
Creeping Fig	Ficus Pumila
New Zealand Flax	Phormium Tenax
Sea-Fig	Carpobrotus Edule
Calla Lily	Zantedeschia Aethiopica
Mirror Leaf	Coprosma Repens
Aloe	Aloe Nobilis
Nasturtium	Tropaeolum Majus
Montbretia	Tritonia Species
Loquat	Eriobotrya Japonica

BIRDS DOCUMENTED ON TELEGRAPH HILL CLIFFS AND ENVIRONS - 1980 TO 1982

BLACKBIRDS

Red-winged (Spring and Fall migration)
Brewers (year round)

BUSHTITS - (year round)

CHICKADEES -

Black Capped (year round)

COWBIRD

Brown headed (fluctuates)

DOVES

Mourning (population about 150 to 200 - year round resident)
White-winged (new resident)

FINCHES

House finch (hundreds of this species - year round)
Weaver finch (hundreds but not as many as House finches)

FLICKERS - (at least 2 year round residents)
Yellow-shafted

FLYCATCHERS - (Spring and Fall migration)

Least

Olivaceous

Western - (some remain many months)

GOLDFINCHES

American - (Spring and Fall migration)
Lesser - " " - some remain many months)

GROSBEAKS

Rose-breasted (Spring and Fall migration)

HAWKS

Red-tailed - (resident except for 4 months per year - 3rd year on Telegraph Hill now)

Sharp-shinned (resident except for 4 months per year - 5th observed year on Telegraph Hill)

Kestrels - Sparrow Hawk (resident year round on Telegraph Hill Cliffs - 2 different families) Observed here for 12 years.

HUMMINGBIRDS

Allen's - (Spring and Fall migration - some stay during summer)
Anna's - (Year round resident)
Rufous - (Spring and Fall migration)

JAYS

Scrub - (Year round resident - 4 different families observed)

BIRDS DOCUMENTED ON TELEGRAPH HILL CLIFFS AND ENVIRONS - 1980 - 1982

JUNCOS

Oregon - (Winters from October to March-April)

Slate - (" ")

KINGBIRDS

Western - (Spring and Fall migration)

KINGLETS -

Golden-crowned - (Winters from October to April)

Ruby-crowned - (" ")

MAGPIES

Yellow-billed - (Spring migration)

MOCKINGBIRDS - (1 resident family)

NUTHATCHES

Red-breasted - (Fall migration)

ORIOLES

Bullock's - (Spring and Fall migration)

PEWEE

Western Wood - (Spring and Fall migration)

PHOEBES

Black - (Year round resident except for summer months)

PIGIONS

Band-tailed - (Spring and Fall migration)

ROBINS - (Year round resident)

SAPSUCKER

Yellow-bellied - (Spring and Fall migration - staying on long lengths of
time sometimes)

PINE SISKINS - (Resident Winter months)

SPARROWS

Golden-crowned - (Year round resident)

White-crowned - (Year round resident)

Song - (Winter months resident)

STARLINGS - (Year round resident)

SWALLOWS

Barn - (Spring and Fall migration - always around cliffs)

TANAGERS

Western - (Spring and Fall migration - lingering in Fall months)

THRUSHES

Hermit - (Resident in Winter months)

BIRDS DOCUMENTED ON TELEGRAPH HILL CLIFFS AND ENVIRONS - 1980 - 1982

TOWHEES

Brown - (Resident in Winter months)
Rufous-sided - (Spring and Fall migration)

VIREOS - (Spring and Fall migration)

WARBLERS

Audubon's -)100's of Warbler's dependent on Eucalyptus trees on Telegraph Hill
Cliffs in Spring and Fall migration)

Black and White - (Spring and Fall migration)

Yellow - (Spring and Fall migration)

(MANY OTHER WARBLERS I'M NOT POSITIVE OF IDENTIFICATION IN VARIOUS SPECIES)

WAXWINGS

Cedar - (Spring and Fall migration) - groups of 50 upwards individuals for
berry trees on cliffs and Juniper trees in yards.

**** Last but not least are the well-known Parrots of Telegraph Hill now referred to as "Telegraph Hill's "Green Gang"! A band of about 8 Canary-wing Bee Bee parrots native to Brazil appeared on Telegraph Hill in 1971. They dwindled to about 11 over the years until 1979 (3 years ago) when they began to breed successfully. Each summer we have for 3 years had new Bee Bee Wing babies and now boast 23 Parrots in the Gagg. One "Mexican Red" parrot, a much larger parrot seems to head the group and has been flying with them for the last 4 years. We also have a number of parakeets who survive for sometime along with Zebra Finches, Green Singing Finches, and even a Pintail Widdah that has been about for nearly 6 months now.

Even though these birds aren't native they are certainly colorful and through ~~the~~ ^{good} habitat have managed to survive and given much joy to the birders of the area.

The difficulty of access on hillside and cliffs, and the proximity to the City's most active waterfront area first produced a community of waterfront workers housed in "cloth lined" shacks and modest vernacular Gothic Revival houses. Intact groupings of these buildings remain within the district, and comprise the City's largest concentration of pre-1870 structures. While other areas of the City experienced on-going development through the nineteenth and early twentieth centuries, Telegraph Hill remained isolated. Bypassed by cablecar or streetcar lines and with vehicular access limited to Union Street, infill residential construction from 1870-1935 was limited to small scale vernacular construction stylistically comparable to the earliest development on the Hill. Due to the cliffside location, steps, wooden walkways and a hidden network of footpaths developed throughout the area. Street paving of Montgomery and Alta in 1931 and Union and Calhoun in 1939-1940 improved general accessibility, and heralded new development in the area. Low property values facilitated real estate development. Owners retained an array of architects who produced a collection of noteworthy and (then) innovative designs. Among these are Richard Neutra's International style Kahn House at 66-70 Calhoun Terrace (1939), and Irvine Goldstine's Art Modern Malloch Apartment Building at 1360 Montgomery Street (1936). This change in style, scale, and pattern of development punctuates the district's period of significance.

The steep cliffs, a decisive factor in determining the historic development pattern of the area, are a highly significant aesthetically important component defining the setting of the district. The abrupt changes in grade produce dramatic and unique vistas at points throughout the district. Unimproved street rights-of-way are valuable open spaces ranging in character from the well-tended, renowned Grace Marchant and Valetta's Gardens on Filbert and Greenwich Streets, to the rock face cliffs of Green and Calhoun Streets.

SECTION 6. FEATURES. The architectural features of the said Historic

District that should be preserved are described and depicted in the Landmarks Preservation Advisory Board's case report with appendix titled "Telegraph Hill Historic District," adopted August 7, 1985, as amended by the City Planning Commission which is hereby incorporated herein and made a part hereof as though fully set forth.

SECTION 7. ADDITIONAL PROVISIONS FOR CERTIFICATES OF APPROPRIATENESS. The procedures, requirements, controls and standards in Sections 1005 through 1006.8 of Article 10 of the City Planning Code shall apply to all applications for Certificates of Appropriateness in the Telegraph Hill Historic District. In addition, the following provisions shall apply to all such applications; in the event of any conflict or inconsistency between the following provisions and Article 10, those procedures, requirements, controls and standards affording stricter protection to the Historic District shall prevail.

A. Character of the Historic District. The standards for review of all applications for Certificates of Appropriateness are as set forth in Section 1006.7 of Article 10. For purposes of review pursuant to said standards, the character of said Historic District shall mean the architectural features and historic open space of the Telegraph Hill Historic District referred to and described in Section 6 of this ordinance.

B. Height. Buildings should relate to the height of structures immediately adjacent and in the general area with the intent that the building should be contained within an envelope that slopes upward or downward with the slope of the property.

C. Alterations and New Construction. Alterations and new construction shall be compatible with the nearby contributory buildings within the historic district and shall conform to the following provisions:

1. Style. New construction in a contemporary idiom is

1 encouraged, with specific regulation as follows:

2 a. Bay windows and porticos are not characteristic of the
3 district, and are discouraged.

4 b. Porches and balconies are characteristic design features of
5 the district, and are encouraged.

6 c. Gable roof forms are encouraged.

7 d. The mass of new buildings should relate to the
8 topographical contour of the site, and be compatible with adjacent buildings.

9 e. Horizontal rustic wood siding is the traditional building
10 material in the district, and its use is encouraged over other surfacing
11 materials, including wood shingles. Masonry surfaces may be appropriate in
12 subareas with a concentration of Art Moderne or International style building.

13 f. Fenestration should be proportionate and in scale with
14 traditional patterns within the district. Wooden sash is encouraged over
15 aluminum or other metal sash.

16 g. Detailing should relate to the simple, straightforward
17 traditional vernacular forms found in the district.

18 2. Landscaping. All applications for Certificates of
19 Appropriateness for construction shall include landscaping plans for required
20 yards, setbacks and areas counting toward useable open space requirements of
21 Sec. 135 of the City Planning Code. All construction activities, such as but
22 not limited to demolition, storage of construction materials, excavation, and
23 application of concrete and other chemicals shall be conducted to minimize
24 interference with historic gardens in public rights-of-way and in historic
25 gardens adjoining them. Fences shall not obstruct views of private gardens
26 abutting historic public rights-of-way.

27 3. Access. Access for demolition and/or construction shall
28 utilize existing paths, steps and walkways. The project sponsor shall replace
29 in kind and value any landscaping features on public space which may be
30 damaged or destroyed by such activities.

1 D. Wooden walkways and steps. Existing wooden steps on Filbert
2 Street and boardwalk on Napier Lane shall be maintained as unique contributors
3 to the setting of the district.

4 E. Public rights-of-way. Unimproved sections of public rights-of-way
5 shall be treated as open space. In such spaces gardens are encouraged:
6 ornamental gardens where the terrain slopes gently, and "natural" gardens
7 elsewhere. Changes in the existing circulation patterns shall not be made
8 except when such change is clearly preferable to provide for public safety.

9 F. Street Furniture. Street furniture including but not limited to
10 lighting fixtures, trash receptacles, and benches shall require a Certificate
11 of Appropriateness. Such features shall complement the scale and character of
12 the district.

13 G. Demolition. Demolition of Contributory and Contributory/Altered
14 buildings shall be subject to the maximum controls allowed under Article 10 of
15 the City Planning Code. A demolition permit shall not be issued until all
16 other required permits for new construction have been approved. No
17 application for a demolition permit shall be deemed complete until all
18 building permits for the replacement structure have been approved. /*

19 H. Cliffs. Applications for Certificates of Appropriateness
20 proposing new construction on lots located upon the cliff areas of the
21 district shall conform to the following provisions:

22 1. Applications shall include geological studies made by a licensed
23 civil engineer whose principle practice area is rock mechanics.

24 2. At the hearing on the Certificate of Appropriateness pursuant to
25 Sections 1006.2(b) and 1006.3, the Planning Commission shall determine whether
26 the construction posed by the applicant will have a reasonable probability of
27 endangering life, limb, or property due to landsliding or structural failure.
28 The Planning Commission's determination shall be based upon the geological
29 studies submitted by the applicant or any interested party, as well as based
30 upon testimony from, but not limited to, geotechnical and structural engineers.

*It is not the intent of this section to prohibit consideration and approval of
permits for new construction and demolition on the property while it is subject
to the demolition prohibition set forth herein.

3. If the Planning Commission finds based on the evidence presented at the hearing that there is a reasonable probability that the proposed construction will endanger life, limb, or property of any person due to landsliding or structural failure, the Planning Commission shall disapprove the Certificate of Appropriateness.

4. If the Planning Commission determines that the proposed construction can be safely undertaken without endangering life, limb, or property of any person due to landsliding or structural failure, the applicant shall take a "soft" approach to cliff retention, such as rock bolts and prestressed tendons, in order to preserve the integrity of the cliffs.

1. Significance of Individual Buildings to the Historic District. The history of each parcel within the historic district is documented on the survey worksheets (Appendix A to the Telegraph Hill Historic District Case Report). Each building is assigned a finding from the three following categories:

1. Contributory. This category identifies buildings which date from the historic district's period of significance and retain their historic integrity. These structures are of the highest importance in maintaining the character of the historic district. The maximum suspension period allowable under Article 10 shall be imposed on applications for demolition of Contributory buildings.

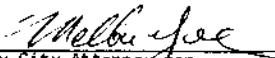
2. Contributory/Altered. This category identifies buildings which date from the historic district's period of significance but have had their historic integrity compromised by inappropriate alterations. Appropriate restoration of such buildings is encouraged. The maximum suspension period allowable under Article 10 shall be imposed on applications for demolition of Contributory/Altered buildings. If a building in this category were to be appropriately restored, the category designation may be amended to "Contributory".

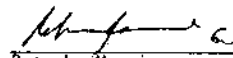
3. Noncontributory. This category identifies buildings which post date the historic district's period of significance. Demolition permit applications for these buildings will be processed without reference to the suspension provisions of Article 10. Alterations to Noncontributory buildings would require Certificate of Appropriateness review in order to minimize conflicts with the historic character of the district.

SECTION 8. PAINT COLOR. Nothing in this legislation shall be construed to regulate paint colors within the District.

APPROVED AS TO FORM

RECOMMENDED


Deputy City Attorney for
Phillip S. Ward, Acting City Attorney


Dean L. Macris
Director of Planning

Board of Supervisors, San Francisco

Passed for Second Reading

October 27, 1986

Ayes: Supervisors Britt Hongisto
Hsieh Kopp Maher Molinari Nelder

Noes: Supervisor Kennedy

Absent: Supervisors Silver Walker
Ward

§ Finally Passed

§ November 3, 1986

§ Ayes: Supervisors Britt Hongisto
§ Hsieh Kopp Molinari Nelder Silver
§ Walker

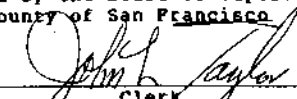
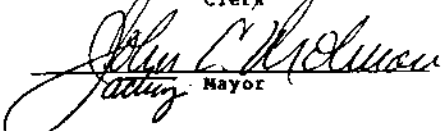
§ Noes: Supervisor Kennedy

§ Absent: Supervisors Maher Ward

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

File No.
115-86-35

11-13-86
Date Approved


Clerk

Mayor