

1 [Landmark Designation of 557 Ashbury Street/1500-1512 Haight Street (the Richard P.
2 Doolan/Norman T. Larson Residence and Storefronts).]

3 **Ordinance Designating 557 Ashbury Street/1500-1512 Haight Street, the Richard P.**
4 **Doolan/Norman T. Larson Residence and Storefronts, as a Landmark under Planning**
5 **Code Article 10; and adopting General Plan, Planning Code Section 101.1(b) and**
6 **environmental findings**

7 Note: Additions are *single-underline italics Times New Roman*;
8 deletions are *strikethrough italics Times New Roman*.
9 Board amendment additions are double underlined.
10 Board amendment deletions are ~~strikethrough normal~~.

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

12 Section 1. Findings.

13 A. On May 4, 2006, at a duly noticed public hearing, the Planning Commission in
14 Resolution No. 17241 found that the proposed landmark designation of 557 Ashbury
15 Street/1500-1512 Haight Street (the Richard P. Doolan/Norman T. Larson Residence and
16 Storefronts) was consistent with the City’s General Plan and with Planning Code Section
17 101.1(b). In addition, the Planning Commission recommended that the Board of Supervisors
18 adopt the landmark designation. A copy of said Resolution is on file with the Clerk of the
19 Board of Supervisors in File No. _____ and is incorporated herein by reference.
20 The Board finds that the proposed landmark designation is consistent with the City’s General
21 Plan and with Planning Code Section 101.1(b) for the reasons set forth in said Resolution.

22 B. Pursuant to Planning Code Section 302, the Board finds that the proposed
23 landmark designation will serve the public necessity, convenience and welfare for the reasons
24 set forth in Planning Commission Resolution No. 17241, which reasons are incorporated
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1 herein by reference as though fully set forth. A copy of said Resolution is on file with the Clerk
2 of the Board of Supervisors in File No. _____.

3 C. The Planning Department has determined that the actions contemplated in this
4 Ordinance are in compliance with the California Environmental Quality Act (California Public
5 Resources Code section 21000 et seq.). Said determination is on file with the Clerk of the
6 Board of Supervisors in File No. _____ and is incorporated herein by reference.

7 D. The Board of Supervisors hereby finds that 557 Ashbury Street/1500-1512
8 Haight Street (the Richard P. Doolan/Norman T. Larson Residence and Storefronts), Lot No
9 009 in Assessor's Block No. 1231, has a special character and special historical, architectural,
10 and aesthetic interest and value, and that its designation as a Landmark will further the
11 purposes of and conform to the standards set forth in Article 10 of the San Francisco Planning
12 Code.

13 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 557 Ashbury
14 Street/1500-1506 Haight Street and 1508-1512 Haight Street (collectively, the Richard P.
15 Doolan/Norman T. Larson Residence and Storefronts), Lot No. 009 in Assessor's Block No.
16 1231, is hereby designated as Landmark No. 253. This designation was initiated by
17 application of the owner, Resolution No. 600 of the Landmarks Preservation Advisory Board,
18 and Resolution No. 17241 of the Planning Commission, which Resolutions are on file with the
19 Clerk of the Board of Supervisors in File No. _____ and which Resolutions are
20 incorporated herein by reference as though fully set forth.

21 Section 3. Required Data.

22 (a) The description, location, and boundary of the Landmark site consists of the City
23 parcel located at the northwest corner of Haight and Ashbury Streets (Lot No. 009 in
24 Assessor's Block No. 1231), which parcel contains two buildings, 557 Ashbury Street/1500-
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1 1506 Haight Street and 1508-1512 Haight Street (collectively, the Richard P. Doolan/Norman
2 T. Larson Residence and Storefronts).

3 (b) The characteristic of the Landmark that justify its designation are described and
4 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory
5 Board on March 15, 2006 and other supporting materials contained in Planning Department
6 Docket No. 2005.1118L. In brief, the National Register of Historic Places characteristics of
7 the Landmark that justify its designation are as follows:

8 (1) The site: significantly relates to the history and development of the Haight-
9 Ashbury neighborhood, with a period of significance from 1907-1969; contains seven
10 storefronts, which, over the period of significance, have contained numerous businesses
11 ranging from the traditional to the counter-cultural, reflecting the commercial development
12 pattern of the neighborhood; is located at a corner made famous during the primary years of
13 the hippie movement, and the first hippie-oriented retail store on Haight Street was located on
14 the site from 1965 to 1968; and possesses integrity of location, design, setting, feeling,
15 materials, workmanship, and association (Criterion A); and

16 (2) The building at 557 Ashbury Street / 1500-1506 Haight Street: is an uncommon
17 surviving example of a mixed-use, Colonial-Revival building in the City, with a period of
18 significance from 1903-1907; is located on a corner lot at a prominent intersection and makes
19 an important contribution to the architectural context of the neighborhood; possesses integrity
20 of location, design, setting, feeling, materials, workmanship, and association (Criterion C).

21 (c) The particular exterior features that shall be preserved, or replaced in-kind as
22 determined necessary, are those generally shown in photographs and described in the
23 Landmark Designation Report, which can be found in Planning Department Docket No.
24 2005.118L and which is incorporated in this designation by reference as though fully set forth.

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1 In brief, the description of the particular exterior features that should be preserved are the
2 elevations of 557 Ashbury/1500-1506 Haight Street and 1508-1512 Haight Street, including all
3 architectural finishes, features, and fabric on the exterior of the buildings, including: shiplap
4 siding; cornice with denticulated crown molding; hipped roof; projecting dormers capped with
5 pediments or rounded eyebrow; palladian windows with projecting shelf moldings; rectangular,
6 double-hung windows; oval windows with swag trim; saloon windows; conical heater vents on
7 south-facing wall; recessed residential entrance, with wood-and-glass framed door, transom
8 window, and marble baseboard; and storefronts, including recessed entrances, display
9 windows, transom windows, and marble facing.

10 (d) Interior features of the residence at 557 Ashbury/1500-1506 Haight Street
11 remain intact, and, accordingly, the owner(s) may consult with the Landmarks Board
12 regarding alterations to the interior in order to solicit information on how to preserve the
13 following significant interior features:

14 (1) Foyer located on second floor of 557 Ashbury Street, including the following
15 features: wainscoting; wood staircase; balusters, handrails, and newel post; milk-glass light
16 shade;

17 (2) Formal parlor located on second floor of 557 Ashbury Street, including the
18 following features: coved ceiling; moldings; pocket doors, hardware, and door casings; neo-
19 Georgian mantel; beveled, over-mantel mirror; fireplace with dark green Minton-style tiles and
20 cast-iron surround; Humphrey Radiantfire No. 20 gas heater;

21 (3) Family parlor located on second floor of 557 Ashbury Street, including the
22 following features: coved ceiling; moldings; pocket doors, hardware, and door casings;
23 Colonial-Revival style mantel; beveled, over-mantel mirror; fireplace with cast-iron surround;
24 Welsbach heater; center lighting fixture; sconces flanking mantel; and
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1 (4) Dining room located on second floor of 557 Ashbury Street, including the
2 following features: boxed beam ceiling; moldings; pocket doors, hardware, and door casings;
3 built-in cupboard with pass-through to kitchen (now blocked); tongue-and-groove wainscoting;
4 four milk-glass, electrical lighting fixtures at intersections of boxed beams; Colonial-Revival
5 style mantel; beveled, over-mantel mirror; fireplace with cast-iron surround; Humphrey
6 Radiantfire No. 20 gas heater.

7 Section 4. The property shall be subject to further controls and procedures, including
8 Certificate of Appropriateness requirements, pursuant to Planning Code Article 10.

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10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA, City Attorney

12 By: _____
13 Marlena G. Byrne
14 Deputy City Attorney

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