



May 29, 2026

Ms. Angela Calvillo, Clerk of the Board of Supervisors
Honorable Supervisor Mandelman
Board of Supervisors
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Via email only: angela.calvillo@sfgov.org

Re: **Transmittal of Planning Department Case Numbers**

2026-001889DES, 1450 Masonic Avenue /Alexander Adams Home, BOS File No. 260065
2026-001897DES, 740 Castro Street/Charles L. Hinkel Home, BOS File No. 260046
2026-001899DES, 99 Divisadero Street/Born Home, BOS File No. 260047
2026-001901DES, 11 Piedmont Street/Early Haight Ashbury Farmhouse, BOS File No. 260048
2026-001903DES, 1200 Dolores Street/Charles Katz Home, BOS File No. 260049
2026-001905DES, 2173 15th Street/Duboce Triangle Greek Revival Home, BOS File No. 260050
2026-001909DES, 1335 Guerrero Street/Elliott M. Wilson Home, BOS File No. 260051
2026-001911DES, 3816 22nd Street/Engine Company No. 44-Adams Van Hoesen House, BOS File No. 260053
2026-001915DES, 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios, BOS File No. 260054
2026-001917DES, 3689 19th Street/Mission Congregational Church, BOS File No. 260055
2026-001919DES, 1415-1417 Guerrero Street/Guerrero Street Double Stick Eastlake House, BOS File No. 260056
2026-001921DES, 191-197 Henry Street/Henry Street Rowhouses, BOS File No. 260057
2026-002388DES, 455 Fair Oaks Street/Holy Innocents Church, BOS File No. 260058
2026-002392DES, 181 Buena Vista Avenue East/De Urioste Home-James C. Hormel Mansion, BOS File No. 260059
2026-002394DES, 210 Douglass Street/John J. Clark House, BOS File No. 260060
2026-002396DES, 552 Noe Street/Phoenix Brewery, BOS File No. 260061
2026-002404DES, 192 Laidley Street/Poole-Bell House, BOS File No. 260066
2026-002406DES, 1526 Masonic Avenue/Power House, BOS File No. 260067
2026-002408DES, 651 Dolores Street/Second Church Of Christ Scientist, BOS File No. 260068
2026-002410DES, 394 Fair Oaks Street/William Shaughnessy Home, BOS File No. 260069
2026-002412DES, 657 Chenery Street/Tietz-Beneke House, BOS File No. 260071

Dear Ms. Calvillo and Supervisor Mandelman,

On May 20, 2026, the San Francisco Historic Preservation Commission (hereinafter “HPC”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider Supervisor Mandelman’s ordinances (Board File Nos. 260065, 260046, 260047, 260048, 260049, 260050, 260051, 260053, 260054, 260055, 260056, 260057, 260058, 260059, 260060, 260061, 260066, 260067, 260068, 260069, 260071) to landmark: 1450 Masonic Avenue /Alexander Adams Home, 740 Castro Street/Charles L. Hinkel Home, 99 Divisadero Street/Born Home, 11 Piedmont Street/Early Haight Ashbury Farmhouse, 1200 Dolores Street/Charles Katz Home, 2173 15th Street/Duboce Triangle Greek Revival Home, 1335 Guerrero Street/ Elliott M. Wilson Home, 3816 22nd Street /Engine Company No. 44-Adams Van Hoesen House, 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios, 3689 19th Street/Mission Congregational Church, 1415-1417 Guerrero Street/Guerrero Street Double Stick Eastlake House, 191-197 Henry Street/Henry Street Rowhouses, 455 Fair Oaks Street/Holy Innocents Church, 181 Buena Vista Avenue East/De Urioste Home-James C. Hormel Mansion, 210 Douglass Street/John J. Clark House, 552 Noe Street/Phoenix Brewery, 192 Laidley Street/Poole-Bell House, 1526 Masonic Avenue/Power House, 651 Dolores Street/Second Church Of Christ Scientist, 394 Fair Oaks Street/William Shaughnessy Home, 657 Chenery Street/ Tietz-Beneke House (respectively).

At the hearing, the HPC voted to **approve** the resolutions to recommend landmark designation pursuant to Article 10 of the Planning Code. Modifications were made to the draft ordinances for 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios, 192 Laidley Street/Poole-Bell House, and 1526 Masonic Avenue/Power House.

The proposed landmark designations are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight – Categorical).

Please find attached documents related to the HPC’s action. Also attached is an electronic copy of the proposed ordinances, drafted by Deputy City Attorney Peter Milijanich. If you have any questions or require more information, please do not hesitate to contact me.

Sincerely,



Veronica Flores, Acting Manager of Legislative Affairs

Cc: Vicki Wong, City Attorney’s Office
Jen Low, Legislative Aide
Erica Major, Office of the Clerk of the Board
Renil Bejoy, Legislative Aide (Supervisor Mandelman)
Rich Sucre, Planning Department, P-IV Landmarks
Alex Westhoff, Planning Department
Bos.legislation@sfgov.org
Board.of.Supervisors@sfgov.org

Attachments:

Attachment 1 – Planning Department Executive Summary dated May 20, 2026

Attachment 2 - 1450 Masonic Avenue /Alexander Adams Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1566 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 3 - 740 Castro Street/Charles L. Hinkel Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1567 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 4 - 99 Divisadero Street/Born Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1568 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 5 - 11 Piedmont Street/Early Haight Ashbury Farmhouse

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1569 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 6 - 1200 Dolores Street/Charles Katz Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1570 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 7 - 2173 15th Street/Duboce Triangle Greek Revival Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1571 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
- (D) Categorical Exemption Checklist

Attachment 8 - 1335 Guerrero Street/Elliott M. Wilson Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1572 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
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- Attachment 9 - 3816 22nd Street/Engine Company No. 44-Adams Van Hoesen House
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1573 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 10 - 737 Buena Vista Avenue West/Richard Spreckels Mansion-Buena Vista Studios
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1574 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 11 - 3689 19th Street/Mission Congregational Church
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1575 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
(D) Categorical Exemption Checklist
- Attachment 12 - 1415-1417 Guerrero Street/Guerrero Street Double Stick Eastlake House
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1576 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
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- Attachment 13 - 191-197 Henry Street/Henry Street Rowhouses
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1577 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
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- Attachment 14 - 455 Fair Oaks Street/Holy Innocents Church
(A) Draft Article 10 Landmark Designation Ordinance
(B) Historic Preservation Commission Resolution No. 1578 (Recommendation)
(C) Article 10 Landmark Designation Fact Sheet
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- Attachment 15 - 181 Buena Vista Avenue East/De Urioste Home-James C. Hormel Mansion
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(C) Article 10 Landmark Designation Fact Sheet
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- Attachment 16 - 210 Douglass Street/John J. Clark House
(A) Draft Article 10 Landmark Designation Ordinance

- (B) Historic Preservation Commission Resolution No. 1580 (Recommendation)
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Attachment 17 - 552 Noe Street/Phoenix Brewery

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1581 (Recommendation)
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Attachment 18 - 192 Laidley Street/Poole-Bell House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1582 (Recommendation)
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Attachment 19 - 1526 Masonic Avenue/Power House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1583 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
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Attachment 20 - 651 Dolores Street/Second Church Of Christ Scientist

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1584 (Recommendation)
- (C) Article 10 Landmark Designation Fact Sheet
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Attachment 21 - 394 Fair Oaks Street/William Shaughnessy Home

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1585 (Recommendation)
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Attachment 22 - 657 Chenery Street/Tietz-Beneke House

- (A) Draft Article 10 Landmark Designation Ordinance
- (B) Historic Preservation Commission Resolution No. 1586 (Recommendation)
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Attachment 1
Planning Department Executive Summary



LANDMARK DESIGNATIONS RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: May 20, 2026

Record Nos. / Names /
Addresses / APNs:

- 2026-001889DES - Alexander Adams Home (1450 Masonic Avenue, 2603/009)
- 2026-001897DES - Charles L. Hinkel Home (740 Castro Street, 2752/014)
- 2026-001899DES - Born Home (99 Divisadero Street, 2610/001)
- 2026-001901DES - Early Haight Ashbury Farmhouse (11 Piedmont Street, 2617A/026)
- 2026-001903DES - Charles Katz Home (1200 Dolores Street, 6550/043)
- 2026-001905DES - Duboce Triangle Greek Revival Home (2173 15th Street, 3560/022)
- 2026-001909DES - Elliott M. Wilson Home (1335 Guerrero Street, 6532/026)
- 2026-001911DES - Engine Company No. 44 / Adams Van Hoesen House
(3816 22nd Street, 3622/018)
- 2026-001913DES - Fernando Nelson Home (701 Castro Street, 3603/075)
- 2026-001915DES - Richard Spreckels Mansion / Buena Vista Studios
(737 Buena Vista Avenue West, 1256/078)
- 2026-001917DES - Mission Congregational Church (3689 19th Street, 3598/060)
- 2026-001919DES - Guerrero Street Double Stick Eastlake House
(1415-1417 Guerrero Street, 6568/011B)
- 2026-001921DES - Henry Street Rowhouses (191-197 Henry Street, 3540/092)
- 2026-002388DES - Holy Innocents Church (455 Fair Oaks Street, 6533/027)
- 2026-002392DES - De Urioste Home - James C. Hormel Mansion
(181 Buena Vista Avenue East, 1258/026)
- 2026-002394DES - John J. Clark House (210 Douglass Street, 2691/002)
- 2026-002396DES - Phoenix Brewery (552 Noe Street, 3583/011)
- 2026-002398DES - Lange House (199 Carl Street, 1273/034)
- 2026-002404DES - Poole-Bell House
(192-196 Laidley Street/97 Miguel Street, 6665/107-110)
- 2026-002406DES - Power House (1526 Masonic Avenue, 2616/039)
- 2026-002408DES - Second Church of Christ Scientist
(651-655 Dolores Street/93 Cumberland Street, 3598/172-175)
- 2026-002410DES - William Shaughnessy Home (394 Fair Oaks Street, 6511/042-044)
- 2026-002412DES - Tietz-Beneke House (657 Chenery Street, 6742/030)

Zoning Districts: RH-1 (Residential-House, One Family) Zoning District / 40//40-R-4 Height and Bulk District
RH-2 (Residential-House, Two Family) Zoning District / 40//40-R-4 Height and Bulk District
RH-3 (Residential-House, Three Family) Zoning District / 40//40-R-4 Height and Bulk District
RH-1 (D) (Residential-House, One-Family-Detached) / 40//40-R-4 Height and Bulk District
RTO-C (Residential Transit Oriented District) / 40//65-R-4 Height and Bulk District
NCT (Glen Park Neighborhood Commercial Transit) / 50//85-R-4 Height and Bulk District

Cultural District: Castro LGBTQ Cultural District (various properties)

Project Sponsor: San Francisco Planning Department
49 South Van Ness, Suite 1400
San Francisco, CA 94103

Staff Contact: Alex Westhoff, (628-652-7314), alex.westhoff@sfgov.org

Environmental
Review: Categorical Exemption

RECOMMENDATION: Recommend Landmark Designations to Board of Supervisors

Background

The Family Zoning Plan (FZP) Landmark Designation Program (Program) is being undertaken in conjunction with the implementation of FZP, with the objective of allowing for more housing, while still preserving San Francisco's most cherished architectural, cultural, and/or historical resources. This Program is being overseen by the Planning Department alongside District Supervisors and project partners. The Program includes designating properties which are currently identified as Category A-rated historical resources through past Surveys and Historic Resource Evaluations, as Planning Code Article 10 Landmarks. Phase 1 of this effort in District 8 focused on properties outside of Public (P) and Residential, House (RH) Zoning Districts, with 0-1 dwelling units, as well as properties with strong underrepresented community associations as identified in Cultural Historic Context Statements. This phase resulted in the designation of fourteen(14) individual Article 10 Landmarks, whose ordinances were passed by the Board of Supervisors on April 21, 2026 and signed by Mayor Daniel Lurie on April 30, 2026.

Phase 2 of this effort in District 8 focuses on properties within RH Zoning District, as outlined in this case report that were identified by Planning Department Preservation Staff as having exemplary architectural, historical and/or cultural significance. This includes twenty-three (23) properties initiated by District 8 Supervisor Rafael Mandelman on January 13, 2026. Subsequent to initiation, the landmark designation initiation resolutions were recommended by the Land Use and Transportation Committee on February 23, 2026, adopted by the Board of Supervisors on March 3, 2026, and signed by Mayor Daniel Lurie on March 6, 2026. Planning Department staff have concurrently been working with other San Francisco District Supervisors on identifying potential Article 10 Landmarks in their respective districts as part of the Program.

Later Program phases will recommend additional Article 10 Landmarks that are identified through the San Francisco Citywide Cultural Resources Survey, and/or are identified through future Cultural Historic Context Statements.

Property Descriptions

The following twenty-three properties are recommended as the Program's District 8 Phase 2 Article 10 Landmarks:

1450 Masonic Avenue (Alexander Adams Home) is a three-story-over-garage single-family residence in the Ashbury Heights neighborhood near Buena Vista Park, constructed in 1891. The property includes shingle cladding, wood windows, a complex roof shape, and an octagonal tower with wood shingled dome. Alterations have included the garage door and 1983 rear cupola. The builder was the original owner, Alexander P. Adams, of coffee roasting company, A.P. Adams & Company.

740 Castro Street (Charles L. Hinkel Home) is a three-story-over-garage single-family residence in the Castro neighborhood. The home is the northernmost in a row of Stick-Eastlake properties constructed by prolific home builder Charles L. Hinkel circa 1892. The home uniquely served as Hinkel's residence from 1892 until his death in 1908. The wood-framed property includes a gabled roof, wood windows and decorative wood balustrades, spindlework, wood columns, wagon wheel spokes, and jigsaw corner hoods.

99 Divisadero Street (Born Home) is a three-story property in the Castro/Upper Market Neighborhood. Constructed in 1905, the home was designed by architect Frank W. Dankin. Brick contractors George and Stephen Born were the original residents who built the detached garage in 1910. The brick home is an exuberant example of Georgian Revival architecture, which is rare for the neighborhood it lies in. Features include quoins, keystones, second story colonnettes, a denticulated cornice with modillions, and an elaborate entrance portico with two story composite pillars.

11 Piedmont Street (Early Haight Ashbury Farmhouse) is a two-story single-family dwelling in the Ashbury Heights neighborhood near Buena Vista Park, constructed circa 1860. It was originally part of a prosperous dairy farm, and was moved to its current location, though accounts vary on where it was originally located. The property is one of the neighborhood's oldest residences, and an intact example of early Italianate architecture with rustic channel siding, and double hung wood windows with pedimented surrounds.

1200 Dolores Street (Charles Katz Home) is a two-story-over-basement home in Noe Valley near the western boundary of the Mission. The property was constructed in 1909 for real estate developer Charles Katz, whose family continued to reside at the property through the 1980s. Originally a smaller residence existed on the parcel which was incorporated into the design of the home. The property is an exemplary corner Queen Anne home with features including a polygonal corner tower with shingled witch's hat, stained glass windows, denticulated cornice, crown molding, modillions, and fish scaled shingles.

2173 15th Street (Duboce Triangle Greek Revival Home) is a two-story single-family residence in the Duboce Triangle neighborhood. 1875 is estimated as the construction date based on architectural style and

neighborhood context. The home is one of the earliest extant properties in the neighborhood and Carpenter Norman Churchill was the earliest known residence. The Greek Revival home is a rare example of a pre-Victorian style property in San Francisco and retains a sufficient integrity with characteristic features including its forward-facing gabled roof and full-length front porch with square posts.

1335 Guerrero Street (Elliott M. Wilson Home) is a two-story property original constructed as a residence for Elliott M. Wilson, president of the Pacific Coast Steel company. The home was built in 1918, in the Mission neighborhood, with steel support and reinforced concrete walls. The home was designed by architect Arthur S. Bugbee, who was the last in the line of four Bugbee architects, well-known designers of institutional buildings and fine residences, including four of the Nob Hill mansions. The property is a rare example of a Second Empire home in San Francisco.

3816 22nd Street (Engine Company No. 44 / Adams-Van Hoesen House) is now a four-story residential property, originally constructed as a firehouse, in the Noe Valley neighborhood. Built in 1909 in the days of horse-drawn fire engines, the building served as a firehouse for nearly fifty years. In 1959 the property was purchased by renowned San Francisco based artists Mark Adams and Beth Van Hoesen, who used the space as their home and studios for nearly fifty years. The building remains an intact example of a Mission Revival firehouse with features including a rear square tower, arched entranceway with curved metal clad transoms, double copper clad doors, oval medallions with “SF” and “FD” motifs, and intact lettering (“Chemical”, “Engine No 44”).

701 Castro Street (Fernando Nelson Home) is a two-story-over-garage single family home in the Castro/Upper Market neighborhood. The home was constructed in 1897 by builder of merit Fernando Nelson was responsible for more than 4,000 San Francisco homes over his seventy-year career. Nelson resided at the property from 1897-1903, during a prolific time in his career. The home was relocated from a site just uphill, and has been subject to some ground level alterations, though retains exemplary Queen Anne features.

737 Buena Vista Avenue West (Richard Spreckels Mansion / Buena Vista Studios) is a four-story property, originally constructed as a single-family home in the Ashbury Heights neighborhood near Buena Vista Park. Built in 1897, the original owner was Richard Spreckels, manager of the Western Sugar Refinery, and member of the Spreckels family who accumulated great wealth from the sugar industry. In the late 1960s the upstairs ballroom was converted to a recording studio for bands which exemplified the San Francisco sound, including the Grateful Dead who recorded some of their first studio demos out of the property. The property remains an intact Classical Revival home.

3689 19th Street (Mission Congregational Church) was constructed in 1910 as part of the Inner Mission North reconstruction period following the Great 1906 Earthquake and Fire. Originally constructed as the Mission Congregational Church, though has since underwent name and ownership changes. The property was designed by architect Reverend Francis W. Reid in the Gothic Revival style, with exemplary features including its brick walls, red pressed brick facing, and red sandstone trimmings, exterior brick buttresses, tall square crenulated tower, lancet and arched openings, and stained glass windows.

1415-1417 Guerrero Street (Guerrero Street Double Stick Eastlake House) is a double house in the Southern Mission neighborhood, constructed in the Stick Eastlake style, with each of the two houses built as multi-family three story flats. The property was constructed by builder of merit Fernando Nelson and represents an early example of a Nelson home when he worked as a carpenter, prior to transitioning to real estate development. The

property includes exemplary features including the full height squared box bay windows with dentils, and elongated brackets capped by false-gabled roof and front pedimented long entry portico with decorative wooden columns.

191-197 Henry Street (Henry Street Rowhouses) is a multi-family residential property in the Casto/Upper Market neighborhood. The rowhouses were constructed in 1892 at a time when Duboce Triangle was transitioning from an exurban neighborhood of large-lot Victorian Villas to a moderately populated, middle-class neighborhood. The property is a unique example of a Stick Eastlake style rowhouse with features including gabled entry porticos with wooden ornamentation, and pediments with grille work and a sunburst.

455 Fair Oaks Street (Holy Innocents Church) is a church in the Mission neighborhood. Constructed in 1890 as the Holy Innocents, which it remains to-date, the church is San Francisco's oldest Episcopal congregation and a unique example of a Gothic Revival church. The church is the first extant commission in San Francisco of the firm Coxhead and Coxhead, formed by brothers Earnest and Almeric Coxhead. Earnest Coxhead is considered an architect of merit, known for pioneering the Bay Area Shingle Style.

181 Buena Vista Avenue East (De Urioste Home - James C. Hormel Mansion) is a three-story single-family home in the Haight Ashbury neighborhood across the street from Buena Vista Park. Constructed in 1899 the property is an exuberant example of a Queen Anne Home. Original residents were a Guatemalan family, the De Uriostes, including George de Urioste who served as the Consul of the Argentine Republic from 1901 to circa 1913. Additionally, from 1986-2012 the home was owned by LGBTQ philanthropist, activist, and diplomat James C. Hormel who served as the ambassador to Luxembourg in 1999 during the Clinton administration, becoming the first openly gay American ambassador to a foreign country.

210 Douglass Street (John J. Clark House) is a two-story single-family home in the Corbett Heights neighborhood. Constructed in 1885, the home is one of the neighborhood's earliest extant properties, built prior to early transportation and infrastructure improvements. The home was designed by architect John J. Clark who also designed the All Hallows Catholic Church in Bayview. The home is an example of a Folk Victorian property with Gothic and/or Italianate features.

552 Noe Street (Phoenix Brewery) is a two-story mixed-use building with a ground floor art studio, and residential units above. The property was originally a one-story building, which served as the Phoenix Brewery, a small-scale commercial brewing operation, established by Irish immigrant Thomas Kirby. The property was later improved with the second story residential unit where Kirby resided with his family. The property remains a vestige of Eureka Valley's early history, reflecting a time period when industrial facilities were common in the neighborhood prior to streetcar suburbanization.

199 Carl Street (Lange House) is a two-story residential home in the Cole Valley neighborhood. Constructed in 1900, the home was designed by architect of merit August Nordin. The original owner was German immigrant F.W.M. Lange, and the home was sited on the northwest corner of nine acres of land which he purchased as a ranch and dairy. The home is an exemplary example of a Queen Anne home with features including the rounded corner tower with witches cap, decorative wooden brackets, dentils, cornice molding, colonnettes and plaster moldings.

192 Laidley Street (Poole-Bell House) is a residential property in the Glen Park neighborhood, constructed in 1887 in what was then known as the Fairmount District. Built by attorney John Pascoe Poole, the home was sold to Teresa Bell in 1906. Bell was widow to wealthy financier Thomas Bell, and their family was known for their close relationship with abolitionist Mary Ellen Pleasant whom they lived with. While Pleasant passed away before Bell purchased the property the home has long been mired in urban legends surrounding her relationship with the Bell family. The home was constructed in the Italianate style, though Bell added the additional story, giving it a Second Empire appearance.

1526 Masonic Avenue (Power House) was constructed as a two-story single-family home in the Ashbury Heights neighborhood near Buena Vista Park. The design was commissioned in 1910 by original owner U.S. Attorney Mr. Erastus Barnum Powers, and designed by architect of merit Bernard Maybeck. At the time Maybeck was relatively unknown, but only a few years later designed the Palace of Fine Arts which is his best known work. The home has been subject to few exterior alterations, and is one of the few Maybeck properties in San Francisco, given more of his work was in the East Bay.

651 Dolores Street (Second Church of Christ Scientist) was built in 1917 as the Second Church of Christ Scientist in the Mission neighborhood across the street from Dolores Park. Constructing the church was part of the neighborhood's post-1906 Great Earthquake and Fires reconstruction efforts, given the disaster devastated much of the neighborhood's building stock. In the Beaux-Arts style, the church was designed by architect of merit William Crim. The building served as a church for nearly 90 years until it was converted to a residential property which it remains today.

394 Fair Oaks Street (William Shaughnessy Home) was built circa 1893 in the Mission neighborhood. William Shaughnessy served as the builder, as well as the original resident. Shaughnessy was a prolific contractor, and by 1904 was the president of the California Mill Co. The property is an intact example of a Queen Anne home with exemplary features including a polygonal corner tower capped by a cupola with finial, stained glass windows and applied wooden ornamentation.

657 Chenery Street (Tietz-Beneke House) is a residential property constructed in 1872 in Glen Park, at a time when the neighborhood was dominated by ranching and agriculture. In 1900 the property was sold to dairyman Curt (Cord) Heinrich Beneke, great-grandfather of the current Tietz family owner. The modest house was originally served by its own well water, and predated the neighborhood's current street grids. Considered Glen Park's oldest extant property, the home is a rare example of Folk Victorian architecture in San Francisco.

Compliance With Planning Code

Article 10 of the Planning Code

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject properties meet the requirements for eligibility as individual landmarks pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheets, and briefly in this Executive Summary.

Significance:

Underrepresented Landmark Types: Several of the proposed landmark designations address priorities established by the Historic Preservation Commission (HPC) for new landmarks, as follows:

- **Underrepresented Communities** – One of the properties has an association with social and ethnic groups underrepresented in Article 10 landmark designations. Specifically, 181 Buena Vista Avenue East, the De Urioste Home – James C. Hormel Mansion has both a Pan Latino and LGBTQ association due to past owners. The original owners of the 1899 property were a Guatemalan American family, the De Uriostes, who were heralded as a “pioneering San Francisco family actively involved in local politics, business, the development of the Park Hill Tract and philanthropic endeavors.” George de Urioste was appointed Consul of the Argentine Republic in November 1901, a post he retained through at least 1913. He was approached routinely by the city’s newspapers as an authority on political matters in Central and South America, quoted regularly for analysis in response to revolutions and developments in Guatemala and Argentina. In 1986 they sold the property to LGBTQ philanthropist, activist, and diplomat James C. Hormel, who resided there until 2012. President Clinton nominated Hormel to be the Ambassador to Luxembourg in 1999 amidst a great deal of controversy, becoming the first openly gay American ambassador to a foreign country. Over the course of his lifetime, Hormel donated more than \$15 Million to LGBTQ causes, including funding the San Francisco Public Library’s James C. Hormel Gay and Lesbian Center.
- **Underrepresented Property Types** – One of the proposed landmarks is a property type not well represented in existing Article 10 landmark designations, as a small-scale modest residence. Specifically, the Tietz-Beneke House at 657 Chenery Street is a single-family dwelling unit with a building area of only 808 square feet, pursuant to the Assessor’s Report. The home is significant as Glen Park’s earliest extant building, having been constructed in 1872 at a time when the neighborhood was dominated by agriculture and ranching.
- **Underrepresented Geographies** – Some of District 8’s neighborhoods have fewer Article 10 designated landmarks than others. These include Noe Valley which only has four existing Article 10 landmarks, and Glen Park which has zero existing Article 10 landmarks. However, through this phase of the Program, one Noe Valley, and two Glen Park properties are proposed as Article 10 landmarks. Specifically the Engine Company No. 44 /Adams-Van Hoesen House (3816 22nd Street) which falls in in Noe Valley, and the Tietz-Beneke House (657 Chenery Street) and Poole-Bell House (192 Laidley Street), which fall in Glen Park.
- **Underrepresented Architectural Styles** – A few of the proposed landmarks are significant for their associations with early neighborhood history, and predate Victorian era San Francisco, with associated styles not well represented amongst existing Article 10 Landmark designations. This includes the Duboce Triangle Greek Revival Home (2173 15th Street), constructed circa 1870, which is a Greek Revival property. Additionally, the Tietz-Beneke (657 Chenery Street), constructed in 1872, and the John J. Clark, constructed in 1885, are Folk Victorian properties. Furthermore, the Buena Vista Farmhouse (11 Piedmont Way) constructed circa 1860 is a very early example of an Italianate property.

Public/Neighborhood Input

Planning Department staff conducted outreach and engagement for property owners, occupants and other interested community members, as follows:

- **Community Forums** – In conjunction with District 8 Supervisor Rafael Mandelman’s office, the Planning Department hosted an in-person and virtual community forum (10/22/2025 and 10/27/2025, respectively) on the proposed FZP District 8 Phase 2 Landmarks. Property owners, occupants, and registered neighborhood groups were invited to attend. The forums provided an opportunity for attendees to learn more about the Program, as well as benefits and requirements associated with landmarked properties.
- **Property Owner Conversations** - Since the October 2025 Community Forums, Planning Department staff have offered subsequent meetings and/or phone conversations with property owners on a case-by-case basis, including the property owner of 181 Buena Vista East. Additionally, Department received an email in support of landmark designation from the property owners of 11 Piedmont Way which is attached to this case report.
- **Property Owner Notification** – Consistent with Article 10 of the Planning Code, property owners of all proposed landmarks were provided with a written 20 day notice of this HPC hearing.
- **Media** - Additionally, the Program has been featured by the press including articles in the Bay Area Reporter (1/13/2026), and the SF Examiner (3/27/2026).

Issues & Other Considerations

- **Past/Ongoing Historic Resource Surveys** – To identify the Program’s proposed landmarks, properties which were already identified as Category A historic resources, through past historic resource surveys, were reviewed. Relevant past historic resource surveys include:
 - Here Today, San Francisco’s Architectural Heritage. Text by Roger Olmstead and T.H. Watkins, San Francisco, CA, Chronicle Books, 1968 – This 300+ book includes the Junior League of San Francisco Inc.’s survey information of over 2,500 buildings. The findings of this survey were adopted by the Board of Supervisors on May 11, 1970; Resolution No. 268-70. Additionally, the Junior League of San Francisco "Here Today" building research files, 1964-1978, are archived at the San Francisco Public Library History Center and were reviewed for additional background on relevant properties.
 - Inner Mission North Historic Resource Survey – Completed in 2011, this multi-phased survey built upon a 2004 Historic Context Statement, and evaluated buildings for historical significance and integrity. The Survey area was roughly bound by Duboce Avenue to the north, Shotwell Street to the east, 20th Street to the South, and Dolores Street to the west.
 - Market and Octavia Plan Historic Resource Survey – Adopted in 2009, the Market and Octavia Plan Historic Resource Survey was completed by the community in partnership with the Planning Department, with consultants Page & Turnbull, following the adoption of the Market &

Octavia Plan.

- South Mission Historic Resource Survey – Adopted in 2010, the South Mission Historic Resource Survey documented and assessed approximately 3,800 individual buildings, including nearly 1,000 individual properties and contributors to 13 historic districts.
- San Francisco Citywide Cultural Resources Survey – The San Francisco Citywide Cultural Resources Survey (SF Survey) is a multi-year effort to identify and document places of historical, architectural and/or cultural significant. One of the properties recommended as a landmark through SF Survey was the Tietz-Beneke House at 657 Chenery Street. This recommendation was made to the HPC through findings which were adopted on December 17, 2025. This property had also previously been identified as a Category A historic resource through the 2011 Glen Park Community Plan Historic Resource Survey.
- **Eureka Valley Historic Context Statement** - In 2017, the HPC adopted the Eureka Valley Historic Statement, authored by Elaine B. Stiles. The document overviews the neighborhood’s history from Native California settlement and presence through the 1970s. The document identifies three properties as potential Article 10 Landmarks, all of which are being recommended as landmarks through this Program, including the Fernando Nelson House (701 Castro Street), the Phoenix Brewery (552 Noe Street), and the Charles Hinkel House (740 Castro Street). It is worth noting that the Phoenix Brewery was recommended as a landmark alongside its southerly neighboring property at 560 Noe Street, referred to as the Kirby House. However, Planning Department staff research did not confirm that Thomas Kirby resided at 560 Noe Street as stated in the Historic Context Statement, but rather at 552 Noe Street. Thus Staff do not recommend landmark designation of 560 Noe Street, unless a case can be made for historical significance through future efforts.
- **Corbett Heights Historic Context Statement** - In 2017 the HPC adopted the Corbett Heights Historic Context Statement, authored by Michael R. Corbett. The documents overviews the neighborhood’s history from 1860s early development through 1970s infill and gentrification. Recommendations on potentially significant resources include the John J. Clark House (210 Douglass Street), which is recommended as an Article 10 Landmark through Phase 2 of this effort.
- **Historic Resource Evaluations** - One of the properties was identified as Category A historic resource through a Historic Resource Evaluations (HRE) required under the California Environmental Quality Act (CEQA) due to a proposed project. Specifically, the De Urioste Home- James C. Hormel Mansion (181 Buena Vista Avenue) with an HRE completed in 2013.

Basis for Recommendation

The Department recommends that the HPC recommend to the Board of Supervisors landmark designation of the twenty-three Family Zoning Plan District 8 Phase 2 Landmark Designations as outlined in this case report as they meet the provisions of Article 10 of the Planning Code regarding Landmark Designation.

Attachments

- Exhibit 1 – Alexander Adams Home (1450 Masonic Avenue)
- A) HPC Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution
- Exhibit 2 - Charles L. Hinkel Home (740 Castro Street)
- A) HPC Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution
- Exhibit 3 - Born Home (99 Divisadero Street)
- A) HPC Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution
- Exhibit 4 - Early Haight Ashbury Farmhouse (11 Piedmont Street)
- A) HPC Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution
- Exhibit 5 - Charles Katz Home (1200 Dolores Street)
- A) HPC Resolution
 - B) Fact Sheet
 - C) Background Report/Documentation
 - D) Map and Context Images
 - E) Draft Ordinance
 - F) Board of Supervisor Initiation Resolution
- Exhibit 6 – Duboce Triangle Greek Revival Home (2173 15th Street)
- A) HPC Resolution
 - B) Fact Sheet

- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 7 – Elliott M. Wilson Home (1335 Guerrero Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 8 - Engine Company No. 44 / Adams Van Hoesen House (3816 22nd Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 9 - Fernando Nelson Home (701 Castro Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 10 - Richard Spreckels Mansion / Buena Vista Studios (737 Buena Vista Avenue West)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 11 - Mission Congregational Church (3689 19th Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 12 - Guerrero Street Double Stick Eastlake House (1415-1417 Guerrero Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 13 - Henry Street Rowhouses (191-197 Henry Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 14 - Holy Innocents Church (455 Fair Oaks Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 15 - De Urioste Home - James C. Hormel Mansion (181 Buena Vista Avenue East)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 16 - John J. Clark House (210 Douglass Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 17 - Phoenix Brewery (552 Noe Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation

- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 18 – Lange House (199 Carl Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 19 – Poole-Bell House (192 Laidley Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 20 – Power House (1526 Masonic Avenue)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 21 – Second Church of Christ Scientist (651 Dolores Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 22 – William Shaughnessy Home (394 Fair Oaks Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Exhibit 23 – Tietz-Beneke House (657 Chenery Street)

- A) HPC Resolution
- B) Fact Sheet
- C) Background Report/Documentation
- D) Map and Context Images
- E) Draft Ordinance
- F) Board of Supervisor Initiation Resolution

Attachment 15
181 Buena Vista Avenue
East / De Urioste Home -
James C. Hormel Mansion

1 [Planning Code - Landmark Designation – De Urioste Home - James C. Hormel Mansion]

2 **Ordinance amending the Planning Code to designate the De Urioste Home - James C.**
 3 **Hormel Mansion, located at 181 Buena Vista Avenue East, Assessor’s Parcel Block No.**
 4 **1258, Lot No. 026, on the east side of Buena Vista Avenue East between Waller Street**
 5 **and Duboce Avenue, as a landmark consistent with the standards set forth in Article 10**
 6 **of the Planning Code; affirming the Planning Department’s determination under the**
 7 **California Environmental Quality Act; and making public necessity, convenience, and**
 8 **welfare findings under Planning Code, Section 302, and findings of consistency with**
 9 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 13 **Board amendment additions** are in double-underlined Arial font.
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 15 **Asterisks (* * * *)** indicate the omission of unchanged Code
 16 subsections or parts of tables.

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

18 Section 1. Findings.

19 (a) Environmental and Land Use Findings.

20 (1) The Planning Department has determined that the Planning Code
 21 amendment proposed in this ordinance is subject to a Categorical Exemption from the
 22 California Environmental Quality Act (California Public Resources Code Sections 21000 et
 23 seq., hereinafter “CEQA”) pursuant to Section 15308 of California Code of Regulations, Title
 24 14, Sections 15000 et seq., the Guidelines for implementation of the statute, for actions by
 25 regulatory agencies for protection of the environment (in this case, landmark designation).
 Said determination is on file with the Clerk of the Board of Supervisors in File No.

1 _____ and is incorporated herein by reference. The Board of Supervisors affirms
2 this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
4 the proposed landmark designation of De Urioste Home - James C. Hormel Mansion will
5 serve the public necessity, convenience, and welfare for the reasons set forth in Historic
6 Preservation Commission Resolution No. _____, recommending approval of the
7 proposed designation, which is incorporated herein by reference.

8 (3) The Board of Supervisors finds that the proposed landmark designation of
9 the De Urioste Home - James C. Hormel Mansion is consistent with the General Plan and with
10 Planning Code Section 101.1(b) for the reasons set forth in Historic Preservation Commission
11 Resolution No. _____, which is incorporated herein by reference.

12 (b) General Findings.

13 (1) On March 3, 2026, the Board of Supervisors adopted Resolution No. 106-
14 26, initiating landmark designation of De Urioste Home - James C. Hormel Mansion as a San
15 Francisco Landmark pursuant to Section 1004.1 of the Planning Code. On March 6, 2026, the
16 Mayor approved the resolution. Said resolution is on file with the Clerk of the Board of
17 Supervisors in File No. 260059.

18 (2) Pursuant to Charter Section 4.135, the Historic Preservation Commission
19 has authority “to recommend approval, disapproval, or modification of landmark designations
20 and historic district designations under the Planning Code to the Board of Supervisors.”

21 (3) The Landmark Designation Fact Sheet dated May 20, 2026 was prepared
22 by Planning Department Preservation staff. All preparers meet the Secretary of the Interior’s
23 Professional Qualification Standards for historic preservation program staff, as set forth in
24 Code of Federal Regulations Title 36, Part 61, Appendix A. The report was reviewed for
25 accuracy and conformance with the purposes and standards of Article 10 of the Planning

1 Code. A copy of the Landmark Designation Fact Sheet is on file with the Clerk of the Board of
2 Supervisors in File No. _____ and is incorporated herein by reference.

3 (4) The Historic Preservation Commission, at its regular meeting of May 20,
4 2026, reviewed Planning Department staff’s analysis of the historical significance of De
5 Urioste Home - James C. Hormel Mansion set forth in the Landmark Designation Fact Sheet.

6 (5) On May 20, 2026, after holding a public hearing on the proposed
7 designation and having considered the specialized analyses prepared by Planning
8 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
9 Commission recommended designation of De Urioste Home - James C. Hormel Mansion as a
10 landmark consistent with the standards set forth in Section 1004 of the Planning Code, by
11 Resolution No. _____. Said resolution is on file with the Clerk of the Board of Supervisors
12 in File No. _____.

13 (6) The Board of Supervisors hereby finds that De Urioste Home - James C.
14 Hormel Mansion has a special character and special historical, cultural, architectural, and
15 aesthetic interest and value, and that its designation as a landmark will further the purposes of
16 and conform to the standards set forth in Article 10 of the Planning Code. In doing so, the
17 Board of Supervisors hereby incorporates by reference the findings of the Landmark
18 Designation Fact Sheet.

19
20 Section 2. Designation.

21 Pursuant to Section 1004.3 of the Planning Code, the De Urioste Home - James C.
22 Hormel Mansion, located at 181 Buena Vista Avenue East, Assessor’s Parcel Block No. 1258,
23 Lot No. 026, is hereby designated as a San Francisco landmark consistent with the standards
24 set forth in Section 1004. Appendix A to Article 10 of the Planning Code is hereby amended to
25 include this property.

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Section 3. Required Data.

(a) The description, location, and boundary of the landmark site consists of the footprint of the De Urioste Home - James C. Hormel Mansion, located on Assessor's Parcel Block No. 1258 Lot No. 026, on the northwest corner of Buena Vista Avenue East and Duboce Avenue in San Francisco's Haight Ashbury neighborhood, as shown in the Landmark Designation Fact Sheet.

(b) The characteristics of the landmark that justify its designation are described and shown in the Landmark Designation Fact Sheet and other supporting materials contained in Planning Department Record Docket No. 2026-002392DES. The property was constructed at 181 Buena Vista Avenue East in the Haight Ashbury neighborhood in 1899 by architect Nathaniel Blaisdell. In brief, the De Urioste Home - James C. Hormel Mansion, located at 181 Buena Vista Avenue East, is eligible for local designation due to its historical associations with past owners including the De Urioste family and James C. Hormel. The De Urioste family were a Guatemalan family heralded as a "pioneering San Francisco family, actively involved in local politics, business, the development of the Park Hill Tract and philanthropic endeavors." George de Urioste was appointed Consul of the Argentine Republic in November 1901, a post he retained through at least 1913. He was approached routinely throughout the decade of the 1910s by the city's newspapers as an authority on political matters in Central and South America, quoted regularly for analysis in response to revolutions in Guatemala and Argentina and infrastructure development projects, including rail and canal building. The family owned the property for two generations until selling it to LGBTQ philanthropist, activist, and diplomat James C. Hormel, who resided in the home from 1986-2012. Hormel was active in the fight against the Briggs initiative in the late 1970s, which sought to ban gays and lesbians from working in California public schools, and

1 helped establish the Human Rights Campaign Fund in 1981. President Bill Clinton nominated
2 Hormel to be the Ambassador to Luxembourg in 1999 amidst a great deal of controversy,
3 becoming the first openly gay American ambassador to a foreign country. Over the course of
4 his lifetime, Hormel donated more than \$15 Million to LGBTQ causes, including funding the
5 James C. Hormel Gay and Lesbian Center at San Francisco Public Library's Main
6 Library, which opened in 1996. The property is also an exemplary example of Queen Anne
7 architecture.

8 (c) The particular features that should be preserved, or replaced in kind as determined
9 necessary, are those generally shown in photographs and described in the Landmark
10 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
11 2026-002392DES, and which are incorporated in this designation by reference as though fully
12 set forth herein. This designation does not identify any interior character-defining features.
13 Specifically, the features that are character-defining and shall be preserved or replaced in kind
14 are the exterior elevations, form, massing, structure, rooflines, architectural ornament, and
15 materials of the property, identified as:

- 16 (1) Location of the house on the property;
- 17 (2) Asymmetrical three-story massing;
- 18 (3) Wood-frame construction;
- 19 (4) Full-height towers at the southeast and southwest corners, as well as witches
20 cap roofs and finials;
- 21 (5) Compound hipped and gable roof dormers;
- 22 (6) Applied and structural Classical facade elements, including dentil moldings and
23 Doric columns;
- 24 (7) Turned wood balusters at the porches and balconies;

25

- 1 (8) Fenestration pattern, including size and shape of openings, particularly where
2 visible to the public at the west and south facades and upper south portion of the
3 east façade;
4 9) All double-hung wood-sash windows with ogee lugs and distinctively-shaped
5 molded wood surrounds;
6 10) Flush wood and wood shingle cladding; and
7 11) Primary entrance at the primary façade, as well as surrounding entry
8 enclosure with multilite windows with curved mullions.

9
10 Section 4. Effective Date.

11 This ordinance shall become effective on the 31st day after enactment. Enactment
12 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or
13 does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors
14 overrides the Mayor's veto of the ordinance.

15
16 APPROVED AS TO FORM:
17 DAVID CHIU, City Attorney

18 By: /s/ Peter Miljanich

19 PETER MILJANICH
20 Deputy City Attorney
21
22
23
24
25



LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1579

HEARING DATE: MAY 20, 2026

Record No.: 2026-002392DES
Project Address: 181 Buena Vista Avenue East (De Urioste Home - James C. Hormel Mansion)
Zoning: RH-3 (RESIDENTIAL- HOUSE, THREE FAMILY) Zoning District
 40//40-R-4 Height and Bulk District
Block/Lot: 1258/026
Project Sponsor: Planning Department
 49 South Van Ness Avenue, Suite 1400
 San Francisco, CA 94103
Property Owner: 181 Buena Vista Trust
 181 Buena Vista E c/o Le Dana Trustee
 San Francisco, CA 94117
Staff Contact: Alex Westhoff 628-652-7314
 Alex.Westhoff@sfgov.org

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF THE DE URIOSTE HOME – JAMES C. HORMEL MANSION (181 BUENA VISTA AVENUE EAST), ASSESSOR’S PARCEL BLOCK NO. 1258, LOT NO. 026, AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

Preamble

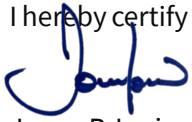
1. WHEREAS, at a public hearing on March 3, 2026, the Board of Supervisors voted to adopt Resolution No. 106-26 to initiate Landmark Designation of the De Urioste Home - James C. Hormel Mansion (181 Buena Vista Avenue East), Assessor’s Parcel Block No. 1258, Lot No. 026; and
2. WHEREAS, Mayor Lurie signed the Resolution on March 6, 2026 and the Clerk of the Board transmitted it to the Planning Department on March 16, 2026; and
3. WHEREAS, Department staff, who meet the Secretary of Interior’s Professional Qualification Standards prepared the Landmark Designation Fact Sheet for the De Urioste Home - James C. Hormel Mansion which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and
4. WHEREAS, the Historic Preservation Commission, at its regular meeting of May 20, 2026 reviewed

Department staff's analysis of the De Urioste Home - James C. Hormel Mansion's historical significance pursuant to Article 10 and recommended Landmark designation through this Resolution; and

5. WHEREAS, the Historic Preservation Commission finds that the Landmark designation for the De Urioste Home - James C. Hormel Mansion is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
6. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 181 Buena Vista Avenue East is proper as an exemplary example of a Queen Anne Home with high artistic value and exuberant features; and
7. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 181 Buena Vista Avenue East is proper as the original owners were the De Urioste family--a Guatemalan family heralded as a "pioneering San Francisco family actively involved in local politics, business, the development of the Park Hill Tract and philanthropic endeavors."; and
8. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 181 Buena Vista Avenue East is proper as from 1986-2012 the property was owned by LGBTQ philanthropist, activist, and diplomat James C. Hormel, who was became the ambassador to Luxembourg in 1999 amidst a great deal of controversy, serving as the first openly gay American ambassador to a foreign country.; and
9. WHEREAS, the Historic Preservation Commission finds that the Landmark designation of 181 Buena Vista Avenue East is proper as it retains sufficient integrity; and
10. WHEREAS, the Historic Preservation Commission finds 181 Buena Vista Avenue East meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
11. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Landmark Designation Fact Sheet, should be considered for preservation under the proposed landmark designation as they relate to 181 Buena Vista Avenue East's historical significance and retain historical integrity; and
12. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
13. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and now therefore, be it

RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 181 Buena Vista Avenue East (aka De Urioste Home - James C. Hormel Mansion), Assessor's Parcel Block No. 1258, Lot No. 026, as a Landmark pursuant to Article 10 of the Planning Code.

I hereby certify that the Historic Preservation Commission **ADOPTED** the foregoing Resolution on May 20, 2026.



Jonas P. Ionin
Commission Secretary

AYES: Cox, Baroni, Foley, Matsuda

NAYS: Baldauf, Vergara

ABSENT: Tsern-Strang

ADOPTED: May 20, 2026

De Urioste Home - James C. Hormel Mansion

Period of Significance: 1899 - 2012

Significance Criteria: 2 (People), 3 (Architecture)

Statement of Significance: 181 Buena Vista Avenue East is significant due to past owners, specifically the De Urioste family and James C. Hormel. The De Urioste family were a Guatemalan family heralded as a “pioneering San Francisco family actively involved in local politics, business, the development of the Park Hill Tract and philanthropic endeavors.” George de Urioste was appointed Consul of the Argentine Republic in November 1901, a post he retained through at least 1913. He was approached routinely by the city’s newspapers as an authority on political matters in Central and South America, quoted regularly for analysis in response to revolutions and developments in Guatemala and Argentina. The family owned the property for two generations until selling it to LGBTQ philanthropist, activist, and diplomat James C. Hormel, who resided in the home from 1986-2012. A wealthy heir of Hormel Foods, Hormel was active in the fight against the Briggs initiative in the late 1970s which sought to ban gays and lesbians from working in California public schools, and helped establish the Human Rights Campaign fund in 1981. President Clinton nominated Hormel to be the Ambassador to Luxembourg in 1999 amidst a great deal of controversy, becoming the first openly gay American ambassador to a foreign country. Over the course of his lifetime, Hormel donated more than \$15 Million to LGBTQ causes, including funding the San Francisco Public Library’s James C. Hormel Gay and Lesbian Center.¹ The property is also an exemplary example of Queen Anne architecture.

Integrity: The subject property retains full integrity.

Character Defining Features: All those exterior elevations, form, massing, structure, rooflines, architectural ornament, and materials of the property identified as:

- Location of the house on the property
- Asymmetrical three-story massing
- Wood-frame construction
- Full-height towers at the southeast and southwest corners, as well as witches cap roofs and finials
- Compound hipped and gable roof dormers
- Applied and structural Classical facade elements, including dentil moldings and Doric columns
- Turned wood balusters at the porches and balconies
- Fenestration pattern, including size and shape of openings, particularly where visible to the public at the west and south facades and upper south portion of the east façade
- All double-hung wood-sash windows with ogee lugs and distinctively-shaped molded wood surrounds
- Flush wood and wood shingle cladding
- Primary entrance at the primary façade, as well as surrounding entry enclosure with multilite windows with curved mullions

Past Survey(s)/Historic Context Statement(s): Historic Resource Evaluation (2013)

Address: 181 Buena Vista Ave. East

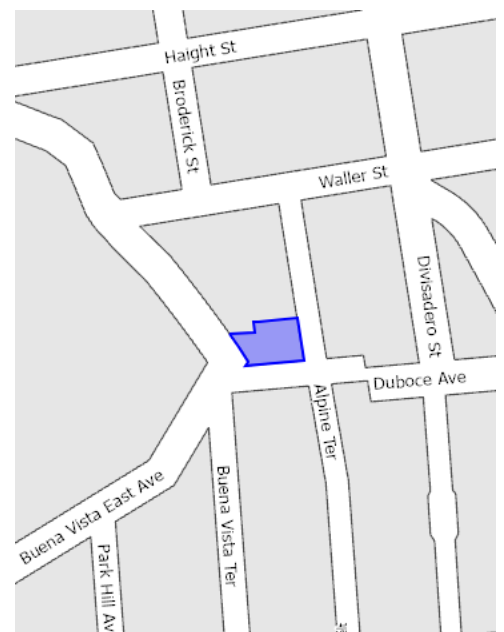
Block/Lot(s): 1258/026

Parcel Area: 13,555 square feet

Zoning: RH-3

Year Built: 1899

Builder: Nathaniel Blaisdell



¹ Page & Turnbull, 181 Buena Vista Avenue East, Historic Resource Evaluation, Part 1, 2013
Case No.: 2026-002392DES



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date July 10, 2013
Case No.: 2013.0308E
Project Address: 181 Buena Vista East Avenue
Zoning: RH-3 (Residential – House, Three-Family)
40-X Height and Bulk District
Block/Lot: 1258/026
Date of Review: July 10, 2013 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
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415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 181 Buena Vista East Avenue, is located on an irregular-shaped lot measuring approximately 136 feet by 100 feet on the east side of Buena Vista East Avenue between Waller Street and Duboce Avenue facing Buena Vista Park. The property is located at the southern border of the Haight/Ashbury neighborhood and the northern boundary of the Castro/Upper Market neighborhood of San Francisco. The property is located within an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a three-story-over-basement, single-family, wood-frame residence constructed in 1899. The residence is designed in the Queen Anne style with Classical Revival design elements. Notable historic features include: flush wood, drop wood and wood shingle siding; brick foundation; multi-hipped and gabled roof; witches cap roof with flared eaves; round corner towers; double-hung wood-sash windows; molded wood window surrounds; belt courses; compound cornice with flat and dentil molding; multi-paneled wood entry door; balcony; turned balustrades; concrete stairs and entry porch. The subject property has undergone very few alterations over time. Known alterations include: removal of the original entry porch ornament and one roof dormer (unknown date), insertion of a one-story garage (ca. 1950), removal of the central and north chimneys (1987), reconfiguration of the walls at the northern portion of the east facade to accommodate an enlarged master bath and dressing room at the second story (1987), construction of an artist's studio at the north side of the house (1987), extension of the kitchen over the garage and extension of the porch at the secondary entrance of the primary façade (1987), and installation of a new door at the northern end of the façade (1987).

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1899).

Neighborhood Context and Description

The area surrounding the subject property is characterized by the steep slopes of Buena Vista Park. Buildings in the neighborhood are primarily two- and three-story residential buildings (single-family houses and multiple-family "flats") that were constructed during the late nineteenth-century and early twentieth-century. A few churches and institutional properties are located along Buena Vista Park. The neighborhood exhibits a predominant "Victorian-era" and "Edwardian-era" architectural character, and includes styles such as Italianate, Stick-Eastlake, Queen Anne, Mission Revival, Mediterranean Revival, Craftsman, and Edwardian. The area also exhibits a unifying pattern of development that results from construction of mostly wood-frame, wood-clad detached residential buildings that are two to three stories tall and located on long, narrow residential lots. Most dwellings are located at the fronts of lots, with minimal or no front yard and/or side yards.

The early development of the neighborhood in the 1860s consisted of scattered farmsteads and undeveloped land within the valley to the north of present day Buena Vista Park. The neighborhood was once part of the Outside Lands, which referred to the sandy, undeveloped area of San Francisco west of Divisadero Street. City leaders were interested in the area for the eventual westward expansion of the city and in 1856 established the Outside Lands Committee to gain legal title to the area. The subsequent Outside Lands Ordinances helped settle the title disputes about the lands, lay out streets, and establish parks. Buena Vista Park was established in 1867 when San Francisco's Committee on Outside Lands reserved the 36-acre, steeply sloped hill as the first official park in the city's system.¹ Several large tracts were developed around new parks but in the beginning the land was mostly used for livestock and farming.

In the late 1870s, land speculators and real estate developers began to show interest in the area for its location near new parks and its proximity to downtown. "Several homestead associations were established in the area to promote the purchase of land and residential construction. The Park Hill Homestead Association was established in 1878 and encompassed the land directly south and east of the eastern perimeter of Buena Vista Park, including the lot where the subject property now stands. The Flint tract divided the land directly to the south and east of Buena Vista Park, where Corona Heights Park exists today. The Flint Tract included two small but active quarries through the mid-1890s, which may have combined with steep terrain to limit residential development there."²

In 1883, land owners in the area convinced the city to establish the Haight Street Cable Car line, an extension of the Market Street Railway. There were subsequent railway lines established in the neighborhood on McAllister, Hayes, and Oak Streets. Real estate values skyrocketed as speculators began buying up farmland and subdividing it into smaller residential lots. Much of the early development was recreational in nature and concentrated around the cable car turnaround which was near the entrance to Golden Gate Park at Haight and Sanyan Streets. The streetcar made the park and surrounding neighborhood accessible to residents. Visitors were also attracted to Paul Boyton's amusement park "The Chutes", which was located along Haight Street between Clayton and Ashbury Streets from 1895-1902.

¹ The park was officially designated as "Buena Vista Park" in 1894 and was known as Hill Park prior to this time. San Francisco Parks Alliance, Buena Vista Park page, <http://www.sfparksalliance.org/visit/parks/buena-vista-park>.

² Page & Turnbull, *Historic Resource Evaluation: 181 Buena Vista Avenue* (March 6, 2013), 17.

In the 1890s, residential development flourished in the area as the result of the transportation and infrastructure improvements nearby. Sales in the Park Hill Homestead were steady through the 1890s and 1900s, as lots were advertised in *The Call* as possessing unparalleled view of the city.³ Residential construction in the neighborhood accelerated in the early 20th century as a result of the 1906 Earthquake and Fire. The disaster destroyed much of the residential building stock close to downtown, encouraging residential development further west. Neighborhood improvements were made at this time, including street grading and related improvements to improve access and comfort for residents in the area.

“By 1913, the Sanborn Fire Insurance map shows most of the lots along Duboce Street, Alpine Terrace, Divisadero Street, and Buena Vista Avenue East were developed with two-story dwellings and flats. Residential construction continued into the 1920s, with several larger 1920s-era Mediterranean Revival and Art Deco buildings in the area, including St. Joseph’s Home and Hospital (1928) and Casa Buena Vista (1931) at 75 Buena Vista Avenue East. By the 1930s, the neighborhood was thoroughly residentially built out, and the 1950 Sanborn Fire Insurance map of the area shows nearly complete build-out.”⁴

A potential historic district of late 19th and early 20th century residences was identified in 1989 on the northeast side of Buena Vista Park by the Buena Vista North Association. The potential Buena Vista North Historic District is bounded by Oak Street to the north, Divisadero to the east, Haight Street to the south and Masonic Avenue to the west. The subject property is located outside the boundaries of this potential historic district. The construction date of the subject property is consistent with the time period covered by the potential historic district, however, several properties post-dating the period of significance for the potential district fall between the subject property and the southern boundary of the district. Although the historic district name implies association with Buena Vista Park, this historic district is physically separated from the park and is most closely related to the residential development that occurred as a result of the establishment of the Panhandle in 1870. Therefore, the subject property is not eligible under Criterion 3 as part of a historic district.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.” The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

³ *Ibid*, 17.

⁴ *Ibid*, 20.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: 1899-2012	Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided in the Historic Resource Evaluation prepared by Page & Turnbull (dated March 6, 2013), and information found in the Planning Department files, Preservation staff finds that the subject building is eligible for inclusion on the California Register as an individual historic resource under Criteria 2 and 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the subject building or the immediate surroundings. Staff finds that the subject property is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

According to the Historic Resource Evaluation prepared for 181 Buena Vista East Avenue by Page & Turnbull (dated March 6, 2013), the subject property is individually eligible for listing under Criterion 2 for its association with the de Urioste family from 1899-1984 and James C. Hormel from 1986-2012.

Staff concurs that the de Urioste family was a significant pioneering San Francisco family, actively involved in local politics, business, the development of the Park Hill Tract and philanthropic endeavors. The subject property is clearly associated with the productive lives and achievements of the family during the 85 years its members occupied the property.

Staff also concurs that the property is significant under Criterion 2 for its association with James C. Hormel, the first openly gay American Ambassador, a noted philanthropist and supporter of several important San Francisco institutions. His contributions include the establishment of the James C. Hormel Gay and Lesbian Center at the San Francisco Public Library and involvement in the establishment of the national Human Rights Fund Campaign. Hormel was an important figure in the gay rights movement in San Francisco in the late 20th century and his association with the property is exceptionally significant such that the period of significance for the property should extend to 2012, the time in which he sold the property.

The productive lives of the de Urioste family and Hormel are clearly tied to their time as residents of the subject property and therefore the subject property is eligible under Criterion 2 from the period of initial construction in 1899 until the time that Hormel sold the property in 2012.⁵

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided in the Historic Resource Evaluation prepared by Page & Turnbull, research conducted by Preservation staff, and a site visit on March 29, 2013, the subject property is eligible for individual listing in the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a Queen Anne Tower House and that possesses high artistic value.

181 Buena Vista East Avenue was constructed in 1899 by architect Nathaniel Blaisdell, an active San Francisco builder who contributed a variety of excellent residential and commercial structures to the city between his arrival in San Francisco in 1884 and his retirement in 1927. 181 Buena Vista East Avenue is one of the earliest homes Blaisdell designed after going into private practice in 1897. Although Blaisdell is not generally reference to as a master architect, his known involvement with the design of the subject property, in addition to its excellent embodiment of the Queen Anne Tower House style, make the property eligible for individual listing under Criterion 3.⁶

The subject block consists of a mix of Queen Anne, Edwardian-era, Spanish Revival, Art Deco, and Mediterranean Revival style buildings ranging in construction dates from the late-nineteenth century to 1927. The block appears to have been completely built-out by approximately 1931, and no examples of more recent architectural styles are present. Few of the buildings exhibit any exterior alterations. Although the subject block retains its historic character, the block does not demonstrate cohesive architectural style, period or expression and does not appear to be part of a potential historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

⁵ *Ibid*, 32.

⁶ *Ibid*, 33.

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

Since its initial construction in 1899 as a single-family residence, few documented alterations have occurred to the subject property. Known alterations to the property include: removal of the original entry porch ornament and one roof dormer (unknown date), insertion of a one-story garage (ca. 1950), removal of the central and north chimneys (1987), reconfiguration of the walls at the northern portion of the east facade to accommodate an enlarged master bath and dressing room at the second story (1987), construction of an artist's studio at the north side of the house (1987), extension of the kitchen over the garage and extension of the porch at the secondary entrance of the primary façade (1987), and installation of a new door at the northern end of the façade (1987). These changes have resulted in minimal removal of historic fabric. Overall, the property retains integrity of materials, design, and workmanship. The setting of the property has remained relatively unchanged since its initial construction and the property retains integrity of location, association, setting and feeling.

Overall, the subject property retains sufficient integrity to convey its significance as an individually significant historic resource under California Register Criteria 2 and 3.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include but are not limited to:

- Asymmetrical three-story massing;
- Wood-frame construction;
- Full-height towers at the southeast and southwest corners, as well as witches cap roofs and finials;
- Compound hipped and gable roof dormers;
- Applied and structural Classical façade elements, including: dentil moldings, Doric columns, and turned wood balusters at the porches and balconies;
- Fenestration pattern, including size and shape of openings, particularly where visible to the public at the west and south facades and upper south portion of the east façade;
- All double-hung wood-sash windows with ogee lugs and distinctively-shaped molded wood surrounds;
- Flush wood and wood shingle cladding;
- Primary entrance at the primary façade, as well as surrounding entry enclosure with multi-lite windows with curved mullions; and
- Lush back yard garden with mature plantings.

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 7-10-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabrerros, Current Planning
Craig Jung, Environmental Planning

GH: G:\Documents\HRER\181 Buena Vista\181 Buena Vista Ave East_HRER Part I-II.doc

Images



West façade of 181 Buena Vista East Ave. Image courtesy of Google, 2013.

181 BUENA VISTA AVENUE EAST
SAN FRANCISCO, CA

HISTORIC RESOURCE EVALUATION, PART I
[13025]

Prepared for
Butler Armsden Architects



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

MARCH 6, 2013

FINAL

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Federico Engel of Butler Armsden Architects for proposed alterations to the residence at 181 Buena Vista Avenue East (APN 1258-026), located in San Francisco's Haight Ashbury neighborhood (**Figure 1**). 181 Buena Vista Avenue East is a single-family residence designed in the Queen Anne Tower House style with Classical Revival design elements. It contains three stories with a full-height basement exposed to the north and east. The building was constructed circa 1898 and modified for the de Urioste family by architect Nathaniel Blaisdell in 1899.

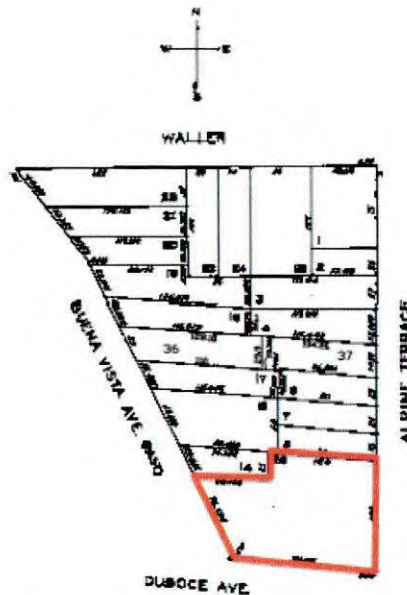


Figure 1: Block map with the parcel containing 181 Buena Vista Avenue East, shown in red.
Source: San Francisco Assessor, edited by author.

SUMMARY OF DETERMINATION

181 Buena Vista Avenue East has not been previously evaluated for the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or for San Francisco City Landmark status. However, the building appears to be individually eligible for listing as a San Francisco City Landmark under both Criterion C (Architecture) as an excellent example of a Queen Anne Tower House style residence that was either designed by or extensively remodeled by architect Nathaniel Blaisdell in 1899, and Criterion B (Association) for its association with the de Urioste family and with James C. Hornel. The building also appears eligible for listing in the California Register under California Register Criterion 3 (Architecture). 181 Buena Vista Avenue East is therefore considered an historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

METHODOLOGY

This report follows the outline provided by the San Francisco Planning Department for Historic Resource Evaluation Reports, and provides a building description, historic context statement, and examination of the current historic status for 181 Buena Vista Avenue East. The report also includes

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an evaluation of the property's eligibility for listing in the California Register and as a San Francisco city landmark under Article 10 of the San Francisco Planning Code.

Page & Turnbull prepared this report using research collected at various local repositories, including the San Francisco Assessor, San Francisco Department of Building Inspection, San Francisco Public Library, the California Historical Society, and the San Francisco Historical Photograph Collection. Research was also collected using online sources including the Online Archive of California, ProQuest historical newspaper database, and the digital Sanborn Fire Insurance Map collection.

II. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 181 Buena Vista Avenue East.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

181 Buena Vista Avenue East is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

181 Buena Vista Avenue East is not currently listed in the California Register of Historical Resources.

SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."¹ Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of 2012, there are 262 landmark sites, eleven historic districts, and nine Structures of Merit in San Francisco that are subject to Article 10.

181 Buena Vista Avenue East is not listed as a San Francisco City Landmark or Structure of Merit. Furthermore, 181 Buena Vista Avenue East does not fall within the boundaries of any locally designated historic districts or conservation districts.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to

¹ San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco, CA: January 2003)

support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

181 Buena Vista Avenue East is not listed in the California Historic Resources Information System (CHRIS) database with any Status Code, which means that the building has not been formally evaluated using California Historical Resource Status Codes.

SAN FRANCISCO ARCHITECTURAL HERITAGE

San Francisco Architectural Heritage (Heritage) is the city’s oldest not-for-profit organization dedicated to increasing awareness and preservation of San Francisco’s unique architectural heritage. Heritage has completed several major architectural surveys in San Francisco, the most important of which was the 1977-78 Downtown Survey. This survey, published in publication *Splendid Survivors* in 1978, forms the basis of San Francisco’s Downtown Plan. Heritage ratings, which range from “D” (minor or no importance) to “A” (highest importance), are analogous to Categories V through I of Article 11 of the San Francisco Planning Code, although the Planning Department did use their own methodology to reach their own findings. In 1984, the original survey area was expanded from the Downtown to include the South of Market area in a survey called “Splendid Extended.”

181 Buena Vista Avenue East is not located within the area surveyed in *Splendid Survivors* or “Splendid Extended.”

1976 DEPARTMENT OF CITY PLANNING ARCHITECTURAL QUALITY SURVEY

The 1976 Department of City Planning Architectural Quality Survey (1976 DCP Survey) is what is referred to in preservation parlance as a “reconnaissance” or “windshield” survey. The survey looked at the entire City and County of San Francisco to identify and rate architecturally significant buildings and structures on a scale of “-2” (detrimental) to “+5” (extraordinary). No research was performed and the potential historical significance of a resource was not considered when a rating was assigned. Buildings rated “3” or higher in the survey represent approximately the top two percent of San Francisco’s building stock in terms of architectural significance. However, it should be noted here that the 1976 DCP Survey has come under increasing scrutiny over the past decade due to the fact that it has not been updated in over twenty-five years. As a result, the 1976 DCP Survey has not been officially recognized by the San Francisco Planning Department as a valid local register of historic resources for the purposes of the California Environmental Quality Act (CEQA).

181 Buena Vista Avenue East was not surveyed as part of the 1976 DCP Survey.

III. ARCHITECTURAL DESCRIPTION

SITE

181 Buena Vista Avenue East is located on an L-shaped lot at the northeast corner of Buena Vista Avenue East and Duboce Avenue (**Figure 2**). The lot has frontage on Buena Vista Avenue East, Duboce Avenue, and Alpine Terrace, and is steeply inclined, sloping from Buena Vista Avenue East eastward down to Alpine Terrace, and sloping from Duboce Avenue downward to the north lot line. Constructed circa 1898, 181 Buena Vista Avenue East is a wood frame, single-family residence designed in the Queen Anne style with Classical Revival design elements. The building contains three stories with a full-height basement level exposed to the north and east. It is clad primarily in flush wood, with areas of drop wood siding and wood shingle. The building rests on a brick foundation (with concrete foundation upgrades at the west side) and is capped with a multi-hipped and gabled roof covered with composite shingle.



Figure 2: Aerial view with red arrow pointing to 181 Buena Vista Avenue East. Source: Imagery ©2013 Google, Map data ©2013 Google; edited by author.

EXTERIOR

Primary (West) Façade

The primary façade of the building faces west on to Buena Vista Avenue East, with Buena Vista Park directly across the street to the west. The façade is asymmetrical and is organized into five bays (**Figure 3**).



Figure 3: Primary (West) Façade, February 2013. Source: Page and Turnbull.

The first bay, at far right (south), is a rounded tower at the southwest corner of the building and extends the full three-story height of the building. Each story of the tower features three double-hung wood sash windows with ogee lugs and molded wood surrounds. The windows at the third story are slightly smaller and are framed by Classical wood molding topped by carved volutes. A belt cornice is located at the second story, and a cornice with dentil molding separates the second and third stories. The third story of the tower is at the attic level, and is clad in wood shingle. The tower terminates with a compound cornice with areas of flat and dentil molding, and is capped by a witches cap roof with flared eaves and a small finial.

The second bay, right of center, includes, at the first story, the primary entrance, which is a multi-paneled wood door accessed via a one-step stair. The entrance is framed by two sets of engaged columns on concrete plinths scored to look like stone, multi-light sidelights, and a single-lite transom window with the address "181" in gold leaf (**Figure 4**). The sidelights set between the engaged columns feature curved wood mullions. The second story of the second bay features a small balcony with a turned wood balustrade. Fenestration at this area is partially obscured by foliage but includes a vertically-bisected wood sash window with wood surrounds. A belt cornice runs the width of the bay and the bay terminates with a cornice with dentil molding beneath flared eaves. This bay is capped by a hipped roof.



Figure 4: Primary (west) façade, primary entrance. Source: Page & Turnbull.

The third bay, at the center of the façade, projects from the main volume of the building, and features, at both the first and second stories, two double-hung wood sash windows with ogee lugs and molded wood surrounds. A belt cornice runs the width of this bay and the bay terminates with a dentil molding beneath flared eaves. This bay is capped with a hipped roof.

The fourth bay, second from the left, features a single-car garage at the exposed basement story. At the first story, accessed via a concrete six-step stair, there is an entry porch, which includes a secondary entrance. The entry features a multi-panel wood door with a transom window with the address “181” in gold leaf, framed by Classical molding topped by volutes and dentil molding. The entry porch was modified in 1987 and has a concrete floor, a turned wood balustrade, and is supported by four simple Doric wood columns. Additional fenestration at the entry porch includes two double-hung wood sash windows with ogee lugs and molded wood surrounds. The entry porch terminates with a cornice with multiple rows of dentil molding and is capped with a flat roof. Fenestration at the second story of this bay includes a small single pane fixed wood sash window and a double-hung wood sash window, both with ogee lugs and molded wood surrounds. A belt cornice runs the width of this bay and the bay terminates with dentil molding beneath flared eaves. This bay is capped with a hipped roof.

The fifth, or far left (north) bay features a projecting single-car garage at the exposed basement story, which was constructed in 1987. It is clad in horizontal drop wood siding and topped by a low balustrade. At the first story, there is a double-hung wood sash window with ogee lugs and molded surrounds. This bay is one story in height; a belt cornice runs the width of the first story, and the bay terminates with two rows of dentil molding and is capped by a hipped roof.

All cladding at the primary façade, unless otherwise noted, is flush wood.

South Façade

The south façade faces Duboce Avenue and has full street exposure. Because of the incline of the lot, the basement story is partially to fully exposed at this façade. The south façade is organized into four bays (**Figure 5**).



Figure 5: South Facade. Source: Page & Turnbull.

The first bay, at far left, is the tower which wraps the southwest corner of the building and has already been described in the discussion of the primary façade.

The second bay (second from the left) is dominated by a chimney stack, which extends the entire height of the building, projecting above the roofline to approximately the height of the tower finial, and is clad in smooth stucco. Fenestration at this bay includes a double-hung wood sash window at the exposed basement story, a small double-hung wood sash window with ogee lugs and molded wood surrounds at the second story, and a gabled dormer at the third story with a double-hung wood sash window with ogee lugs and a small single pane fixed wood sash window. The exposed basement story is clad in horizontal drop wood siding, and a belt molding spans the bay at the top of the exposed basement story. A belt cornice spans the second story of the bay. The gable dormer features a boxed and pedimented gable. This bay terminates with a compound cornice with two rows of dentil molding.

The third bay (second from the right) projects from the main volume of the building slightly and features, at its western edge, a double-hung wood sash window at the exposed basement, a double-hung wood sash window with ogee lugs at the first story, and a fixed single-lite wood sash window at the second story, all with molded wood surrounds. The exposed basement story is clad in horizontal

drop wood siding and a belt molding spans the bay at the top of the exposed basement story. A belt cornice spans the width of the second story, and the bay terminates with a compound cornice with two rows of dentil molding. This bay is capped by a hipped roof.

The fourth bay, at far right, is a tower which extends from the exposed basement to the second story and wraps the southeast corner of the building. At the exposed basement, first, and second stories, the tower features five double-hung wood sash windows with ogee lugs and molded wood surrounds. The windows at the exposed basement story are slightly shorter than those at the first and second stories. A belt molding spans the bay at the top of the exposed basement story. The fourth bay terminates with a cornice with dentil molding and is capped by a witches cap roof with flared eaves and topped by a tall finial.

All cladding at the south façade, unless otherwise noted, is flush wood.

East Façade

The east facade of the building is its rear façade and it faces the back yard and Alpine Terrace beyond. Because of the elevation change in the lot, the upper two floors at the south end of the façade is visible from both Duboce Avenue and Alpine Terrace. The elevation change also leaves the basement story fully exposed at this façade. The east façade is organized into six bays (Figure 6).



Figure 6: East façade from backyard, basement level obscured. Source: Page & Turnbull.

The first bay, at far left, is the tower which wraps the southeast corner of the building and has already been described in the discussion of the south façade.

The second bay (second from the left) has no fenestration at the exposed basement story, which is clad in horizontal drop wood siding. A band of flat molding is located between the exposed basement story and the first story. The first story has a double-hung wood sash window with ogee lugs and molded wood surrounds, and the second story has a double-hung wood sash window with ogee lugs and molded wood surrounds as well as a smaller single pane wood sash casement window with molded wood surrounds. A belt cornice runs the width of the second story at this bay, and the second story terminates with a cornice with dentil molding. A third story gabled dormer features a double-hung wood sash window with ogee lugs and molded wood surrounds. The gabled dormer is pedimented and boxed.

The third bay (third from the left) is a curved bay that extends to the full height of the building. At the exposed basement, first, and second stories, the curved bay features three double-hung wood sash windows with ogee lugs and molded wood surrounds. A band of flat molding is located between the exposed basement story and the first story. The curved bay terminates with a compound cornice with two rows of dentil molding. Above the cornice there is a balustrade with turned wood balusters. Behind this balustrade there is a small balcony. At the third story, there is a large front gable dormer (**Figure 7**). The dormer includes a pair of wood sash casement windows with an arched top that open onto a small balcony at the top of the curved bay. The gable dormer terminates with a band of dentil molding and a molded and boxed pediment.



Figure 7. East façade, viewed from Duboce Avenue east of Alpine Terrace, showing dormers.
Source: Page & Turnbull.

The fourth bay (third from the right) steps back from the main volume of the building. This bay was partially altered in 1987 (San Francisco Building Permit # 8709992). The exposed basement level is clad in horizontal drop wood siding and features a 20-lite wood entry door (unusable; no porch) facing north and a pair of 12-lite wood entry doors, accessed via a concrete porch with steel railings (**Figures 8 & 9**). There are two double-hung wood sash windows with ogee lugs and wood surrounds at both the first and second stories. A chimney stack extends the full height of the building and projects above the roofline. A belt cornice spans the second story at this bay, and the second story terminates with a band of dentil molding and a molded cornice. At the third story there is a gable which includes two small single-lite wood sash casement windows. The gable terminates with dentil molding and a molded cornice.



Figure 8. Basement level and first story of fourth and fifth structural bays of east (rear) façade.
Source: Page & Turnbull.



Figure 9. Upper stories of the third structural bay (rounded), fourth bay (recessed), and fifth bay (more recessed with balcony) on the east façade. Source: Page & Turnbull.

The fifth bay (second from the right) was substantially altered in 1987. It is clad in horizontal drop wood siding at the exposed basement story, and has a small fixed four-lite wood sash window. At the first story, the façade steps back from the main volume of the building. There is a small porch at the first story which projects slightly and has a contemporary steel railing. This porch area is accessed via a pair of six-lite wood doors which are topped by a three-lite transom window and framed by contemporary cast iron lamps. The porch also features pair of metal security doors. At the second story there is a double-hung wood sash window with ogee lugs and molded wood surrounds. A belt cornice spans the second story of this bay and the bay terminates with band of dentil molding and a molded cornice. This bay is capped by a hipped roof.

The sixth bay (far right) is a 1987 one-story-over-basement addition to the house which is clad in smooth stucco at the exposed basement story and board-formed stucco at the first story. It connects to the house via a two-story stair tower. At the exposed basement story there is a contemporary entrance door and two areas of large multi-lite aluminum sash windows which encompass approximately sixty percent of the wall surface. The first story features two single-pane aluminum sash windows. This bay terminates with a simple molding. Aerial views reveal two large skylights at this bay.



Figure 10. East façade, showing 1987 addition to the right (north). Source: Page & Turnbull.

North Façade

The north façade of the building abuts the property to the north and has no visible fenestration at any story. Above the fourth structural bay of the east façade, two staggered double-hung wood sash windows with ogee lugs are located at the third story (attic) level on a north facade under a gable.

Back Yard

The back yard of the subject property includes a variety of mature plantings, terraced gardens, and a five-step marble staircase.

Interior

The interior of the building is not included in the scope of this evaluation. It is currently undergoing extensive renovation.

SURROUNDING NEIGHBORHOOD

The neighborhood surrounding 181 Buena Vista Park is characterized topographically by the steep flanks of Buena Vista Park, the western perimeter of which is located directly across the street from the property. East of the property, the elevation continues to drop, situating the property prominently above the Duboce Park, the Lower Haight, and Castro/Upper Market neighborhoods. To the north, Buena Vista Avenue East drops down to meet the busy east-west thoroughfare of Haight Street. To the south, Buena Vista Avenue East continues to wrap the perimeter of the park, eventually becoming Buena Vista Avenue West and continuing along the western perimeter of the park.

Architecture in the neighborhood is almost completely residential and includes a mixture of single-family houses, flats, and medium-size apartment buildings. Neighborhood buildings range in construction date from approximately 1875 through to 1930s. Architectural styles represented include San Francisco Stick, Queen Anne (both tower houses and rowhouses), Mission Revival and Mediterranean Revival (including 5 Buena Vista Terrace, directly south of the subject property), and Art Deco (including the seven-story Casa Buena Vista, at 75 Buena Vista Avenue East, one block north of the subject property). Neighborhood build-out appears to have been completed by

approximately 1940, as very few examples of more recent architectural styles are present (Figures 11-14).



Figure 11: Entrance to Buena Vista Park at the west terminus of Duboce Avenue.



Figure 12: Queen Anne and Edwardian flats along Duboce Avenue, east of the subject property.



Figure 13: Victorian, Edwardian, and Mission Revival flats on Buena Vista Avenue East, north of the subject property.



Figure 14: 5 Buena Vista Terrace and 15 Buena Vista Terrace, Mediterranean Revival houses south of the subject property. All photos, Page and Turnbull, February 2013.

IV. HISTORIC CONTEXT

EARLY SAN FRANCISCO HISTORY

European settlement of what is now San Francisco took place in 1776 with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy and the founding of Mission San Francisco de Asis (Mission Dolores) by the Franciscan missionaries. The Spanish colonial era persisted until 1821, when Mexico earned its independence from Spain, taking with it the former Spanish colony of Alta California. During the Mexican period, the region's economy was based primarily on cattle ranching, and a small trading village known as Yerba Buena grew up around a plaza (today known as Portsmouth Square) located above a cove in San Francisco Bay. In 1839, a few streets were laid out around the Plaza, and settlement expanded up the slopes of Nob Hill.

During the Mexican-American war in 1846, San Francisco was occupied by U.S. military forces, and the following year the village was renamed San Francisco. Around the same time, a surveyor named Jasper O'Farrell extended the original street grid, while also laying out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of this line were laid out in small 50-*vara* square blocks, whereas blocks south of Market were laid out in larger 100-*vara* blocks.²

The discovery of gold at Sutter's Mill in 1848 brought explosive growth to San Francisco, with thousands of would-be gold-seekers making their way to the isolated outpost on the edge of the North American continent. Between 1846 and 1852, the population of San Francisco mushroomed from less than one thousand people to almost 35,000. The lack of level land for development around Portsmouth Square soon pushed development south to Market Street, eastward onto filled tidal lands, and westward toward Nob Hill. At this time, most buildings in San Francisco were concentrated downtown, and the outlying portions of the peninsula remained unsettled throughout much of the late nineteenth century.

With the decline of gold production during the mid-1850s, San Francisco's economy diversified to include agriculture, manufacturing, shipping, construction, and banking.³ Prospering from these industries, a new elite of merchants, bankers, and industrialists arose to shape the development of the city as the foremost financial, industrial and shipping center of the West.

NEIGHBORHOOD HISTORY

181 Buena Vista Avenue East is located within San Francisco's Haight Ashbury district, the boundaries of which are defined by the San Francisco Planning Department as Fulton Street at the north, Divisadero Street at the east, Buena Vista Avenue at the south, and Stanyan Street at the west. However, 181 Buena Vista Avenue East is directly adjacent to the boundary between the Haight Ashbury district and the Castro/Upper Market district, which has as its northern boundary at Duboce Avenue and Buena Vista Avenue East. The topographic orientation of the house reinforces its association with both neighborhoods, with views of Buena Vista Park and the Upper Haight from the front of the house, and views of the Castro/Upper Market district and the rest of the city beyond to the south and the east of the house.

The neighborhood surrounding 181 Buena Vista Avenue East was considered hinterland for the first several decades of the city's history, largely due to its distance from the city center and the steep slopes of what would become Buena Vista Park. The lower slopes of Buena Vista Park and the valley

² *Vara* is derived from an antiquated Spanish unit of measurement.

³ Rand Richards, *Historic San Francisco. A Concise History and Guide* (San Francisco: Heritage House Publishers, 2001), 77.

below (today the densely residential Lower Haight neighborhood) were the site of scattered farmsteads and undeveloped land during this era (**Figure 15**).

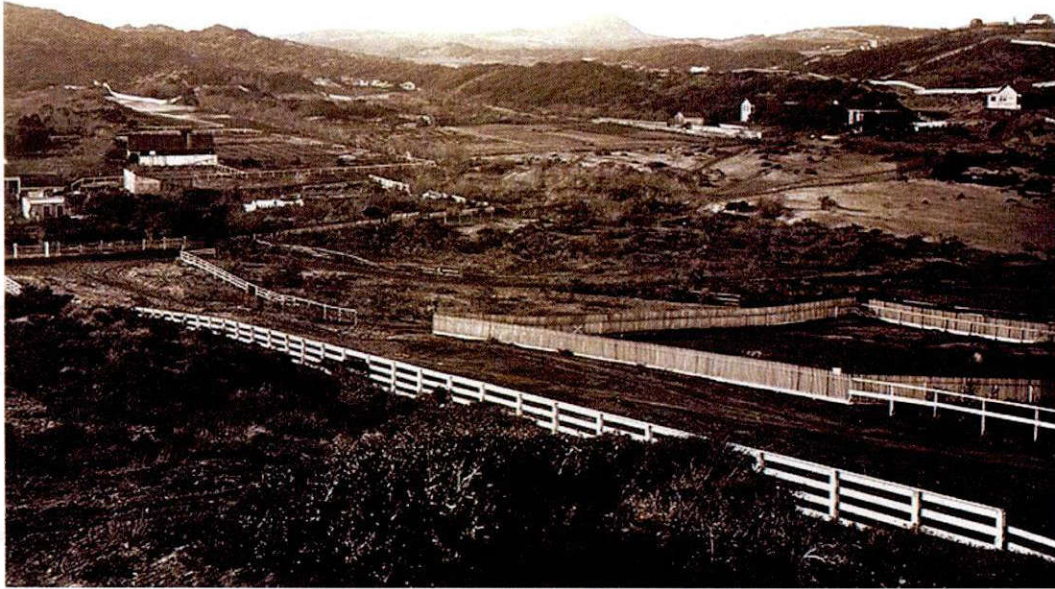


Figure 15: 1860 Photograph of the Lower Haight, Hermann Street (demarcated by the white fence) intersecting with Steiner Street. The hill that would become Buena Vista Park is at the far left of the photograph. Source: Lost San Francisco, a Facebook community page about San Francisco, California.

Topography and distance from the center of the city combined to minimize residential development in the area around Buena Vista Park during the first decades of the city's history. The park itself was the first public park in the city's system, known simply as Hill Park and established in 1867 after the municipal Committee on Outside Lands paid squatters at the hill's peak \$88,250 to vacate their land.⁴ The planning and construction of Golden Gate Park, undertaken in the 1870s and completed in the 1880s, brought increased numbers of city dwellers out to what had previously been regarded as hinterland. In 1883, the Market Street Cable Railway Company began running cable car service to Golden Gate Park along Market Street and up Haight Street, making the land around Buena Vista Park "closer" to downtown and more attractive to residential settlement (**Figure 16**).⁵

⁴ San Francisco Parks Alliance, Buena Vista Park page, <http://www.sfparcsalliance.org/visit/parks/buena-vista-park>.

⁵ Terrence Young, *Building San Francisco's Parks, 1850-1930* (Baltimore: Johns Hopkins University Press, 2004) 107.



Figure 16: Area east of Buena Vista Park, showing the Market Street Cable Car along Haight Street heading west, 1886. Source: California Historical Society.

Several homestead associations were established in the area to promote the purchase of land and residential construction. The Park Hill Homestead Association was established in 1878 and encompassed the land directly south and east of the eastern perimeter of Buena Vista Park, including the lot where 181 Buena Vista Avenue East now stands.⁶ The Flint Tract divided the land directly to the south and east of Buena Vista Park, where Corona Heights Park exists today. The Flint Tract included two small but active quarries through the mid-1890s, which may have combined with steep terrain to limit residential development there.⁷ Sales in the Park Hill Homestead were steady through the 1890s and 1900s, as lots were advertised in *The Call* as possessing unparalleled views of the city.

Residential settlement in the ¹⁸⁹³ area continued slowly through the last decades of the nineteenth century. The 1886-1993 Sanborn Fire Insurance maps show a mix of two-story dwellings and two-story flats along Divisadero, Scott, and Waller Streets, with small barns, windmills, and vacant lots between. This loose residential fabric allowed for the establishment in the neighborhood of two large medical facilities. The German Hospital was established in 1878 at the corner of Castro Street and Duboce Avenue. Originally located in rented rooms on Mission Street between Second and Third Streets, the German Hospital was begun as a free clinic for the city's German immigrants. As their funding and their need increased, the Hospital relocated and constructed a larger facility of its own, housing 200 beds and a nurse training school.⁸ In 1908 the Hospital expanded again, and in 1917, in the face of anti-German sentiment associated with World War I, it was renamed Franklin Hospital. The Hospital grew by accretion, adding women's wards and a training school for doctors in the 1920s. Increased funding for hospitals and modernization after World War II brought about the

⁶ "Abstract of Title to the Lands of the Park Hill Homestead Association", no author (San Francisco: A. L. Bancroft and Co., 1878).

⁷ "Twelfth Report of the State Mineralogist", no author (Sacramento: California State Office Printing, 1894) 390.

⁸ "Marking Milestones in the History of Healthcare", Sutter Health CPMC website, <http://www.cpmc.org/about/history/timeline.html>.

demolition of the nineteenth-century Franklin Hospital building and the construction of a new campus on the same site in 1968. In 1971, the hospital was renamed the Ralph K. Davies Medical Center, in honor of a long-time Hospital trustee. In 1998, the Ralph K. Davies Medical Center merged with California Pacific, and is now known as the Davies Campus (**Figure 17**).

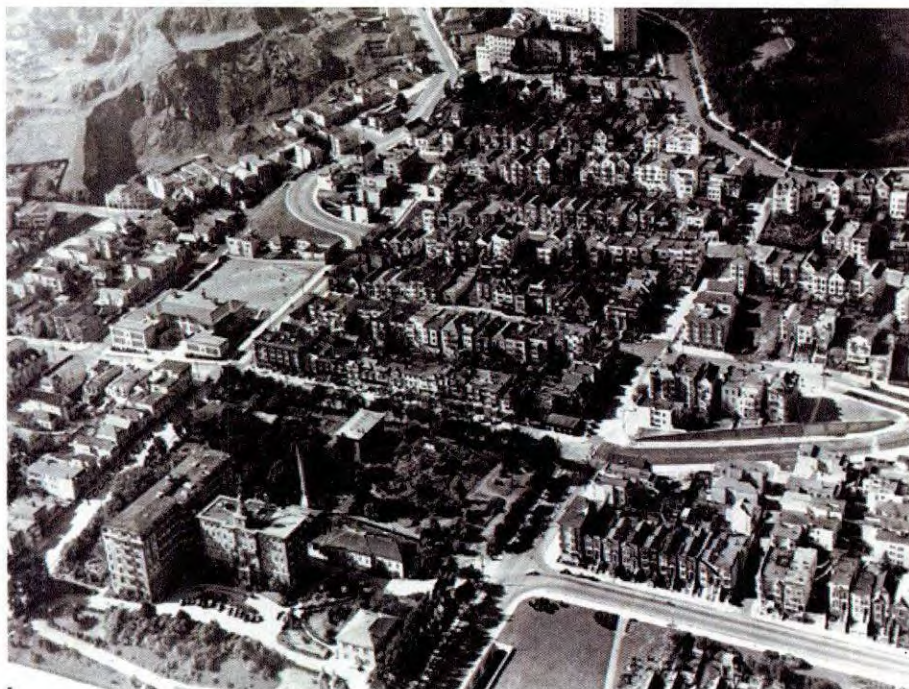


Figure 17: 1935 Aerial photograph of the Franklin Hospital, formerly the German Hospital, visible in the lower left. 181 Buena Vista Avenue East is visible in the upper right corner of the picture. Source: Greg Gaar Collection, San Francisco, accessed at the Found SF website, http://www.foundsf.org/index.php?title=The_Medical_Industry.

Just four blocks away, Saint Joseph's Home and Hospital, located at the corner of Buena Vista Park Avenue East and Park Hill Avenue, was established in 1889 by the Franciscan Sisters of the Sacred Heart, and served general hospital needs including a training school for nurses.⁹ By 1910, St. Joseph's had 150 beds, with 12 doctors and 38 nurses employed.¹⁰ The original frame building was condemned in 1920, and was replaced in 1928 by a Bakewell & Brown Spanish Renaissance Revival complex which is listed in the National Register of Historic Places and is currently used as condominiums.

Residential construction in the neighborhood surrounding 181 Buena Vista Avenue East was accelerated by the 1906 earthquake, which had the dual effect of destroying the residential neighborhoods closer to downtown and familiarizing people with new neighborhoods as they sought immediate shelter after the earthquake and resulting fire (**Figure 18**).

⁹ National Register of Historic Places Inventory Form, St. Joseph's Hospital, May 10, 1982.

¹⁰ "Benevolent Institutions, 1910", Compiled from the U. S. Census for the Commerce Department, no author (Washington, D.C.: Government Printing Office, 1913) 262.



Figure 18: View of the city during the firestorm after the 1906 earthquake. 181 Buena Vista Avenue East is visible in the left of the photograph. Source: Online Archive of California.

Residential settlement was likely both encouraged by and the impetus behind improved street paving and grading in this neighborhood. Whereas the steep grade of Duboce Avenue between Alpine Terrace and Buena Vista Avenue East was noted on 1890 maps as unpassable, after 1910 is included as passable road on all city maps. Additional municipal improvements during this time include the 1913 construction and tapping of a cistern at the intersection of Duboce Avenue and Buena Vista Avenue East, and the paving in 1916 of Buena Vista Avenue East (**Figure 19**).¹¹



Figure 19: Paving on Buena Vista Avenue East, November 1916. Source: Department of Public Works Photo Archive, accessed at the San Francisco History Room at the San Francisco Public Library.

¹¹ Spring Valley Municipal tap records, January 4, 1913, Board of Public Works, cistern tap.

By 1913, the Sanborn Fire Insurance maps show most of the lots along Duboce Street, Alpine Terrace, Divisadero Street, and Buena Vista Avenue East developed with two-story dwellings and flats. Residential construction continued into the 1920s, with several larger 1920s-era Mediterranean Revival and Art deco buildings in the area, including St. Joseph's Home and Hospital (1928) and Casa Buena Vista (1931), at 75 Buena Vista Avenue East. By the 1930s, the neighborhood was thoroughly residentially built out, and the 1950 Sanborn Fire Insurance Map of the area shows nearly complete build-out.

PROJECT SITE HISTORY

The project site is not included in the 1893 Sanborn Fire Insurance Map, although the maps do come very close: one block north on Buena Vista Avenue East (then called simply Park Road) there are several one and two-story dwellings and two-story flats, and similar along Divisadero Street at Duboce Avenue (then called Ridley Street). At this time, Duboce Street did not continue through to Buena Vista Avenue East, and this information plus the lack of a Sanborn Map suggests that the subject block was either undeveloped or very sparsely developed at this time.

The 1899 Sanborn Fire Insurance Map shows the footprint of the subject property at 181 Buena Vista Avenue East as it stood at the time, addressed as 135 Buena Vista Avenue (**Figure 20**). The lot terminates directly to the east of the house and does not yet include the rear yard and Alpine Terrace frontage that the property has today. Adjacent to the subject property to the north are a two-story dwelling (still extant) and, further along the block to the north, two additional two-story dwellings. There is also a greenhouse on the block and a handful of two-story flats to the east on Alpine Terrace and Divisadero Street.

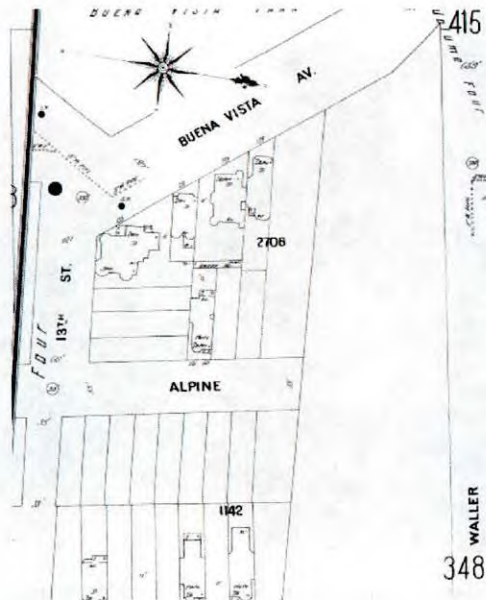


Figure 20: Detail, 1899 Sanborn Fire Insurance Map. Source: San Francisco Public Library Online Digital Resources.

The 1913-1915 Sanborn Fire Insurance Map shows the house with a similar footprint (**Figure 21**). The lots directly to the east of the house have been assembled but are still not included in the subject property. Residential infill has occurred along Buena Vista Avenue East and Alpine Terrace, with two-story flats more common than single-family dwellings.

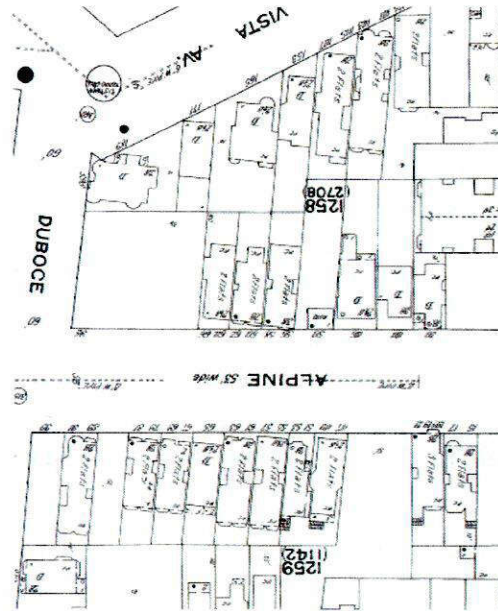


Figure 21: Detail, 1913-1915 Sanborn Fire Insurance Map.
Source: San Francisco Public Library Online Digital Resources.

The 1950 Sanborn Fire Insurance Map shows a one-story apartment on the subject site, adjacent to the main house to the north (**Figure 22**). Although no building permit for this unattached one-story structure has been recovered, it has a somewhat similar footprint as the contemporary garage addition currently attached to the house. This one-story apartment is also included in the Sanborn Maps through the 1960s, 1970s, and 1980s.

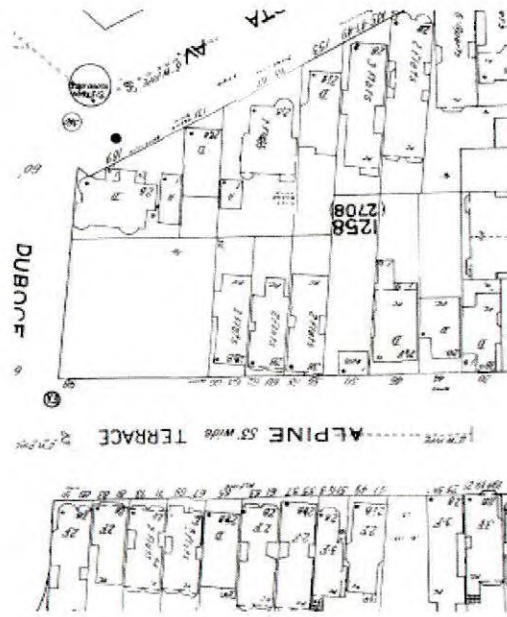


Figure 22: Detail, 1950 Sanborn Fire Insurance Map.
Source: San Francisco Public Library Online Digital Resources.

In 1987, permits were issued for the reconfiguration of the fourth bay (north side) of the east facade of the house, in order to accommodate the needs of new owners. Portions of the bay were removed and reconfigured to enlarge the master bath and create a dressing room at the second story. Also in 1987, permits were issued for the addition of a second garage and artist studio at the north end of the house, and the kitchen was enlarged over the new garage. Several doors and windows in the fourth and fifth bay of the east facade were realigned at this time as well. The footprint of the house has not changed since these 1987 additions (see **Figure 2**). The lot was assembled to its current size sometime between 1950 and 1999; in 1950 the lot to the east, which has historically functioned as the backyard of 181 Buena Vista Avenue East, was separate from the lot of 181 Buena Vista Avenue East. In 1999, it was part of the property (compare **Figure 22** and **Figure 1**).

OWNERS AND OCCUPANTS

de Urioste Family

181 Buena Vista Avenue East was constructed circa 1898 for George and Hannah de Urioste.¹² George de Urioste was born in San Salvador, Guatemala in 1854 and was the son of Jose de Urioste, a well-known poet and a proud Basque native of Bilbao, Spain.¹³ George de Urioste was educated in Europe at the Institute of Vergara, Spain and at a private academy in Angouleme, France.¹⁴ Upon arrival in San Francisco in 1874, George established a commission firm known as Urruela, Urioste & Co., along with his brother Adolfo and his brother-in-law Juan Urruela. The firm brokered the sale of general merchandise on shipping routes from Europe, South America and Central America, and

¹² In April 1899 a contract was made between the owner of the lot Hannah de Urioste and the architect Nathaniel Blaisdell for “alterations and additions”, totaling a fairly high \$4228, at the corner of Buena Vista Avenue East and Thirteenth Street. No earlier record of construction has been found for this site. *The California Architect and Building News*, Volume 20, Number 4, April 1899.

¹³ “Jose M. de Urioste: Death of a Famous Central American Poet”, *San Francisco Chronicle*, December 23, 1887.

¹⁴ W. C. Wolfe, ed. *San Francisco: Her Great Manufacturing, Commercial, and Financial Institutions* (San Francisco: The Pacific Art Co., 1905) 177.

was one of the city's leading coffee importers through the last two decades of the nineteenth century.¹⁵ During this time, the de Urioste brothers lived at 1916 Jackson Street and operated their business out of offices at 202 Market Street and 3 Pine Street.¹⁶

In 1885, George de Urioste married Hannah de Urioste (nee Barry, born 1863).¹⁷ Two years later, the young couple was included in a January 1887 *San Francisco Chronicle* article entitled "Matrimonial Mistakes," which bemoaned a sharp increase in divorce filings in the city during the previous year.¹⁸ The reason listed for the de Urioste divorce was "extreme cruelty," and through the mid-1890s Hannah de Urioste resided separately from her former husband, on Van Ness Avenue. However, in March 1897, Hannah de Urioste gave birth to a son, named Adolfo George de Urioste, and in June 1898, Hannah and George de Urioste were remarried.¹⁹

Hannah de Urioste owned land in the Park Hill Homestead Association, adjacent to Buena Vista Park. In April 1899 she contracted architect Nathaniel Blaisdell for "alterations and additions" to a home for the de Urioste family.²⁰ The de Urioste family—including George, Hannah, and their young son Adolfo George—moved into a house at the "Northeast corner of Buena Vista Avenue and Thirteenth Street" in 1899.²¹ In 1903, George and Hannah had a daughter, Anita.

George de Urioste was appointed Consul of the Argentine Republic in November 1901, a post he retained through at least 1913.²² He was approached routinely throughout the decade of the 1910s by the city's newspapers as an authority on political matters in Central and South America, quoted regularly for analysis in response to revolutions in Guatemala and Argentina and infrastructure development projects including rail and canal building. During this decade his business name changed as well, to Urioste & Co., commercial merchants and agents for the Transatlantica de Barcelona Steamship Co., although offices were still on Market and Pine streets. De Urioste also bought and sold real estate regularly through this time, with a diverse portfolio that included transactions in the Sunset, the Western Addition, and downtown.²³ After 1913, the business address for Urioste & Co. shifted to 189 Buena Vista Avenue East (the historic address of 181 Buena Vista Avenue East). After 1917, George de Urioste is no longer listed in the San Francisco City Directory. No obituary has been recovered, although Hannah de Urioste is listed as a widow in the 1920 Census.

Hannah de Urioste continued to reside at Buena Vista Avenue East through the 1910s with her children Adolfo and Anita. In 1915, she contracted the architect John C. Hladik to construct a four-story apartment building with commercial space at street level at the corner of Van Ness Avenue and McAllister Street, directly across from the recently completed Civic Center. This building, addressed 500-524 Van Ness Avenue, was praised at its time of construction for harmonizing with its grand surroundings, and is currently a known historic resource for the City of San Francisco.²⁴ Hannah de

¹⁵ William H. Ukers, *All About Coffee* (New York: The Tea and Coffee Trade Journal Company, 1922) 488.

¹⁶ San Francisco City Directories, 1887-1898.

¹⁷ US Census Record, 1900.

¹⁸ "Matrimonial Mistakes", *San Francisco Chronicle*, January 1, 1887.

¹⁹ Marriage certificate dated June 4, 1898, Hannah B. de Urioste to George de Urioste, San Jose Public Library online records.

²⁰ *The California Architect and Building News*, Volume 20, Number 4, April 1899.

²¹ San Francisco City Directory, 1899.

²² *San Francisco: Her Great Manufacturing, Commercial, and Financial Institutions*, 177, and the San Francisco City Directory, 1913.

²³ "Real Estate Transfers", *The San Francisco Chronicle*, September 29, 1895, July 20, 1901, September 17, 1904, July 31, 1912.

²⁴ "Valuable City Real Estate Holdings Sold and Exchanged", *San Francisco Chronicle*, September 2, 1916, and San Francisco Property Information Map, online at <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/>.

Urioste managed this building, which was known as the Corinthian Apartments, from 1916 to her death in 1926.²⁵

George and Hannah's son Adolfo de Urioste was raised in the house on Buena Vista Avenue East. He was a bright student and took an active interest in mechanics and aeronautics. He designed a glider that won a special design award at the 1915 Panama Pacific Exposition, and went on to study electrical engineering. He eventually received four patents for designs related to automobile wheel-breaking.²⁶ After a short stint in the United States Army (he enrolled in training in April 1918 and was released in December 1918 with the close of World War I), Adolfo de Urioste moved into the family-owned Corinthian Apartments. While he lived there, he worked as a salesman at an auto showroom at the ground story. He continued to sell cars from the showroom at 500 Van Ness Avenue through the 1920s and 1930s, establishing his own firm called Urioste Motors, which sold Nash automobiles.

In 1926, Adolfo de Urioste married Mary C. de Urioste (nee Shankland, b. 1901) and in 1927 they had their first child, a son they named George Adolfo. After Hannah de Urioste's death in 1926, Adolfo and Mary moved back in to the family's home on Buena Vista Avenue East. There they had three more children, daughters named Elita, Rosita, and Anna.

Adolfo de Urioste transitioned out of auto sales and into insurance sales in the mid-1940s, and he managed this insurance business and the family's real estate holdings from an office at the family's Van Ness apartment building. He was active in civic groups through the 1940s and 1950s, serving as board member and chair of the Little Children's Aid Society, board member and chair of the California chapter of the Sierra Club, board member of the National Safety Council, and member of the board of advisors of the National Conference of Christians and Jews.²⁷ In 1954 he was appointed as a member of the San Francisco Board of Education, and he eventually served two terms as that Board's president. While serving as Board president in 1963, he was criticized for his critique of a plan to desegregate San Francisco's schools, a plan that was supported by the National Association for the Advancement of Colored Peoples (NAACP), although he was eventually persuaded to vote in favor of the plan.²⁸

In the mid-1970s, Adolfo de Urioste shifted his insurance sales business to his home address on Buena Vista Avenue East, and by 1980 he had retired. Adolfo died in December of 1981, and received an in-depth obituary in the December 11, 1981 edition of *The San Francisco Examiner*, which referred to him as the member of a "pioneer family" in San Francisco.

Mary de Urioste died three years later, in December 1984, in the family home on Buena Vista Avenue East. In a sad coda to this family's history, Mary was murdered on the second floor of her home on the evening of December 18, 1984, by an intruder.²⁹ Although the crime was initially classified as a robbery, in September of 1985, Mary's son George was described as the prime suspect in his mother's murder after a grand jury probe questioned all members of the de Urioste family.³⁰ The probe did not produce enough evidence to convict George. However, in 1989, George de Urioste was convicted of murder in the 1987 death of Sacramento attorney George Bullen.³¹ His

²⁵ San Francisco City Directories, 1916-1928, "Hannah de Urioste Obituary", *San Francisco Chronicle*, May 11, 1926.

²⁶ Adolfo de Urioste Obituary, *The San Francisco Examiner*, December 11, 1981.

²⁷ Obituary, December 11, 1981.

²⁸ Robert L. Crain, *The Politics of School Desegregation: Comparative Case Studies* (New York: Aldine Transaction, 1968) 87.

²⁹ "Mary de Urioste Slain in Buena Vista Ave Mansion", *San Francisco Chronicle*, December 19, 1984.

³⁰ "Grand Jury Probe-family Questioned in Buena Vista Murder", *San Francisco Chronicle*, September 19, 1985.

³¹ "Scion of Wealthy SF Family Going to Prison for 1987 Murder", *San Francisco Chronicle*, January 19, 1989.

involvement in this murder prompted San Francisco police to reexamine the murder of Mary de Urioste. Although no charges have been brought for Mary de Urioste's death, city detectives were quoted in 1989 as saying that George de Urioste remains the "one and only" suspect in the case.³²

James C. Hormel

After the death of Mary de Urioste in 1984, 181 Buena Vista Avenue East passed out of ownership by the de Urioste family for the first time since it was constructed. In 1986, the house was purchased by James Catherwood Hormel.³³ Hormel is a distinguished philanthropist and a long-time proponent of the cause of gay rights. He served as the first openly gay American ambassador, and donated significant funds to the San Francisco Public Library to establish the James C. Hormel Gay and Lesbian Center.

James C. Hormel was born on January 1, 1933, in Austin, Minnesota.³⁴ His grandfather George Hormel established Hormel Foods in 1891, a meat-canning company that originally specialized in pork products but which has expanded over the years, by 2008 reporting annual sales of over \$1 billion.³⁵ Born into his family's great wealth, James C. Hormel grew up on the family estate in Austin, Minnesota. Hormel went to private high school in Asheville, North Carolina when he was thirteen, then on to college, first at Swarthmore College in Pennsylvania, where he received his BA in history in 1955, and then at the University of Chicago, where he received a law degree in 1958. After graduating, Hormel served as the dean of students and then as director of admissions at the University of Chicago Law School from 1961 to 1967.³⁶

Hormel married Alice Turner (nee Parker, b. 1934) in 1955, and the couple had five children over the next ten years. The marriage ended in divorce in 1965.³⁷ After his divorce, Hormel was inspired to reexamine his life by the atmosphere of political and personal revolution that characterized the second half of the 1960s. Hormel, in a departure from his Republican upbringing, began to politically align himself with Vietnam war protestors and civil rights activists, and took the personal step of coming out as a homosexual in 1968.³⁸ Hormel left Chicago at this time, moved to New York City, and eventually to Hawaii. In 1974 he met his life partner, artist Larry Soule, and in 1976 the two moved to San Francisco.

Hormel began to become involved in activism, advocacy and philanthropy almost immediately after arriving in San Francisco. In 1978, Proposition Six, also known as the Briggs Amendment, which would have barred gays and lesbians from teaching in public schools, drew Hormel into the political activism sphere, and two years later he was instrumental in the establishment of the Human Rights Campaign Fund ("Fund" was later dropped from the name), which had as its initial focus the election of political candidates that were supportive of gay and lesbian rights.³⁹ The Human Rights Campaign has continued its political mission as well as expanded over the years to include education and advocacy for a broad spectrum of issues that affect gay, lesbian, bisexual and transgender people, and today counts over one million members and supporters.

³² Ibid.

³³ "Gentleman Jim", *San Francisco Chronicle*, June 16, 1996, profile authored by Cynthia Robbins.

³⁴ "James C. Hormel", *LGBTQ: An Encyclopedia of Gay, Lesbian, Bisexual, Transgender and Queer Culture*, online at http://www.glbtc.com/social-sciences/hormel_jc.html.

³⁵ "Milestones in our History", Hormel Foods website, <http://www.hormelfoods.com/About/History/Company-History.aspx>.

³⁶ "James Hormel, Social Justice Activist, Speaks with Law Students", *UChicagoNews*, March 2, 2012.

³⁷ "Gentleman Jim", Cynthia Robbins.

³⁸ Ibid.

³⁹ "The HRC Story", Human Rights Campaign website, <http://www.hrc.org/the-hrc-story/about-us>.

Although they had originally settled in Pacific Heights, in 1986 James Hormel and Larry Soule moved into the house at 181 Buena Vista Avenue East. They spent two years renovating the house to meet each of their lifestyle needs: a large painting studio was built at the north side of the house, and a grand ballroom was constructed, which was to become the site of many parties and fundraisers for the charitable and political causes the couple supported.⁴⁰

Throughout the 1980s and 1990s Hormel's activism continued, and the scope of his political involvement widened. In 1984, Hormel was part of the host committee when the Democratic National Convention met in San Francisco. He was a delegate at later conventions and served on the platform committee in 1992 when Bill Clinton was elected president. In 1994, Clinton first considered Hormel for an ambassadorship to Fiji; this appointment was abandoned due to that country's anti-sodomy laws and the political climate in the United States at the time. Hormel continued his high-level political involvement, though, and worked for the U.S. State Department from 1995 to 1997 as part of the U.S. delegation to the United Nations Human Rights Commission.⁴¹ Closer to home, Hormel provided a \$500,000 matching grant to the San Francisco Public Library in 1991 for the establishment of the Library's Gay and Lesbian Center. The Center, officially named the James C. Hormel Gay & Lesbian Center, opened in 1995 and holds one the largest collections of gay and lesbian themed materials in the country.⁴²

In 1997, Hormel was appointed and unanimously confirmed by the U.S. Senate as the alternative delegate for the United States at the United Nations General Assembly. Later that year, President Clinton nominated Hormel to be the United States Ambassador to Luxembourg. Although understood to have majority support for this appointment in the Senate, Hormel's appointment was held up by the vigorous protests of several Republicans including Trent Lott of Mississippi and Jesse Helms of North Carolina, who charged Hormel with being anti-Catholic and pro-pornography, in part due to his support of the Library that bears his name. After more than a year of battle, President Clinton took advantage of the Memorial Day holiday to issue a "recess appointment" to James C. Hormel as the United States Ambassador to Luxembourg in May 1999. Hormel was sworn in as the first openly gay American ambassador on June 29, 1999, surrounded by his partner at the time, Timothy Wu, his former wife Alice Turner, and their five children.⁴³

Hormel served as ambassador through December 2000, after which he returned to San Francisco and his home on Buena Vista Avenue. He has continued to be active in the Democratic party, supporting Nancy Pelosi and Hilary Clinton in her bid to be the Democratic presidential candidate in 2008. In 2010, Hormel was given a Lifetime Achievement Grand Marshal Award by the board of directors of San Francisco Pride, and was grand marshal of the Pride Parade that year. In 2012, Hormel co-wrote (with Erin Martin) and published *Fit To Serve: Reflections on a Secret Life, Private Struggle, and Public Battle to Become the First Openly Gay U. S. Ambassador*.

In 2012, after 25 years of residence and ownership, James Hormel sold his home at 181 Buena Vista Avenue East and moved to the newly-constructed Millennium Tower in San Francisco, where he lives with his current life-partner Michael P. Nguyen. Hormel is chairman of Equidex, Inc., a firm that manages his and his family's investments and philanthropic activities, and continues to be active in political and social justice causes.⁴⁴

⁴⁰ "Gentleman Jim", Cynthia Robbins.

⁴¹ Ibid.

⁴² San Francisco Public Library website, <http://sfpl.org/index.php?pg=2000045201>.

⁴³ James C. Hormel", *LGBTQ: An Encyclopedia of Gay, Lesbian, Bisexual, Transgender and Queer Culture*, online at http://www.glbtc.com/social-sciences/hormel_jc.html.

⁴⁴ About Jim", James C. Hormel website, <http://jameschormel.com/about-jim/>.

CONSTRUCTION CHRONOLOGY

The following provides a timeline of the construction history of 181 Buena Vista Avenue East, including all known alterations.

1899 In April 1899, owner Hannah B. de Urioste contracted architect Nathaniel Blaisdell and builder C. O. Bletch for “alterations and additions” totaling \$4,228 at lots 11 and 13 within the Park Hill Homestead Association.⁴⁵ The same month, Hannah de Urioste sold a portion of her land to L. G. Lander, described as “lot commencing 100 feet west from Alpine Street and 75 feet north from 13th Street.” Referencing the current assessor’s map, this appears to be the back yard of 181 Buena Vista Avenue East.⁴⁶

c. 1900 Photographic evidence reveals that the house during this era included a front gable dormer at the primary facade and Classical Revival façade detailing, including laurel and wreath ornamentation around the primary entry and secondary entry and carved modillions at the cornice. Additionally, there are two chimneys in this photograph that are no longer on the house (**Figure 23**).



Figure 23: Undated photograph of 181 Buena Vista Avenue East, approximately 1910. The house adjacent to the north has been “dodged” out in the original photograph.
Source: California History Society.

1987 Permits were issued in July for the reconfiguration of walls at the northern portion of the east façade to accommodate an enlarged master bath and a dressing room at the second story. Central and north chimneys were removed in this alteration. A ballroom was also installed in the basement story. There was a one-story garage extant on the plans for these

⁴⁵ *The California Architect and Building News*, Volume 20, No. 4, April 1899.

⁴⁶ “Real Estate Transfers” *The San Francisco Chronicle*, April 9, 1899.

renovations. Although the original permit for construction of this garage has not been recovered, its footprint can be seen on the 1950 Sanborn Fire Insurance Map.⁴⁷

- 1987** Permits were issued in December for the construction of the artist studio at the north side of the house. The kitchen was extended over the northern garage, and the porch at the secondary entrance of the primary façade was extended to the north. At the east façade a new door was installed at the northern area of the façade.⁴⁸

ARCHITECT

Although the original permit for construction of the house at 181 Buena Vista Avenue East has not been recovered, it is known that in April 1899, owner Hannah de Urioste hired architect Nathaniel Blaisdell and contractor C. O. Bletch for “alterations and additions” to a home at the corner of Buena Vista Avenue East (then called Buena Vista Avenue) and Duboce Avenue (then called Fifteenth Street).⁴⁹

Nathaniel Blaisdell was born in Providence, Rhode Island in 1862.⁵⁰ He went to Brown University and moved to San Francisco in 1886. Upon arrival, he began to work as a draftsman at the firm of well-established architect Clinton Day. While with Day, Blaisdell contributed largely to that firm’s design of the City of Paris building, formerly located at the southeast corner of Geary and Stockton Streets (replaced in 1983 by Phillip Johnson and John Burgee’s Neiman Marcus building).

Blaisdell went into private practice in 1897 at 222 Sansome Street. Some of his early residential work is visible in Pacific Heights, including 3218-3220 Jackson Street (1897), 2526 Union Street (1897), 2412 Gough Street (1899), 2120 Lyon Street (1900), and 2730 Vallejo Street (1902). The extent of Blaisdell’s involvement in the original design of 181 Buena Vista Avenue East is unclear, but his extensive additions and alterations to the house, costing \$4,228 in 1899, indicate that his design hand shaped this house during the very first years of his work in private practice.

After the 1906 earthquake, Blaisdell moved his office to 255 California Street, where he remained in practice until he retired in 1927. In addition to residential design, his portfolio expanded to include commercial buildings, including the Oscar Luning Building (45-47 Kearny Street, 1907) and the St. Clair Building (2-16 California Street, 1908). Stylistically, his residential work followed larger trends, moving from Classical Revival at the turn of the century (2412 Gough Street, 1899), Georgian in the 1910s (2830 Pacific Avenue, 1910), to Mediterranean Revival in the 1920s (California Tennis Club, 1770 Scott Street, 1926).

Blaisdell was a member of the University Club, serving as its Vice-President 1932-33. He was also a member of the Pacific Union Club, the Merchants Exchange Club, the English Speaking Union, the Mechanics Institute, the California Historical Society, and the California Academy of Sciences.⁵¹

⁴⁷ San Francisco Building Permit application #8709992.

⁴⁸ San Francisco Building Permit application #8713983.

⁴⁹ Building permits predating the 1906 were destroyed in the earthquake and fire of that year. The 1899 contract with Nathaniel Blaisdell can be found in *The California Architect and Building News*, Volume 20, Number 4, April 1899.

⁵⁰ David Parry, “Architect Profiles-Pacific Heights Architects, Nathaniel Blaisdell”, McGuire Real Estate website, <http://www.classicsfproperties.com/Nav.aspx/Page=%2FPageManager%2FDefault.aspx%2FPageID%3D2175610>.

⁵¹ Ibid.

Blaisdell retired just before his 65th birthday in 1927 by turning over his practice and office at 255 California to his associate architect, Edward B. Seely. After a long and active retirement spent traveling and playing tennis, Nathaniel Blaisdell died in San Francisco on September 13, 1956 at the age of 94.⁵²

⁵² "Nathaniel Blaisdell Dies at 94", *The San Francisco Chronicle*, September 12, 1956.

V. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.⁵³

Criterion 1 (Event)

181 Buena Vista Avenue East does not appear to be individually eligible for listing in the California Register under Criterion 1 (Event) for its association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The subject property does convey contextual significance as one of the older single-family residences in the Buena Vista Park area, but the neighborhood is not particularly characterized by houses of this style or scale, and residential development in this area does not seem to have been strongly affected or directed by the construction of this property. Therefore, the property does not appear to be individually eligible for listing under Criterion 1.

Criterion 2 (Persons)

181 Buena Vista Avenue East does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). Two generations of the de Urioste family owned and occupied the building for approximately 82 years and during that time, George de Urioste, his wife Hannah de Urioste, and their son Adolfo de Urioste all participated in and made specific contributions to the civic life of San Francisco. However, these contributions do not appear to meet the threshold for significance for inclusion in the California Register. The house does have some significance due to

⁵³ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

its association with James C. Hormel, who was for 25 years its owner and occupant, during which time he established several lasting and important community institutions (Human Rights Watch, the James C. Hormel Gay and Lesbian Center) and became the first openly gay United States ambassador. However, this period of association is very recent and as such, the property does not appear to meet the historic threshold for listing under Criteria 2. CMA Consider?

Criterion 3 (Architecture)

181 Buena Vista Avenue East does appear to be individually eligible for listing in the California Register at the local level of significance under Criterion 3 (Architecture). It is significant as a building that embodies the distinctive characteristics of a Queen Anne Tower House and that possesses high artistic value. Relatively rare in a city dominated by narrow and deep building lots, 181 Buena Vista Avenue is able to express a full variety of Queen Anne Tower House design cues, including asymmetry of massing; a feel of accretive construction; multi-hipped roofline with cross gable elements and gabled dormers; full-height towers capped by witches cap roofs and finials; porches and balconies with turned-wood balusters; Classical detailing including columns, dentils, and garland; simple window surrounds and window-pane configuration; and decorative shingle cladding.⁵⁴ Although the property has lost some of its original Classical ornament and one dormer at the primary facade, it retains the overwhelming majority of its original Queen Anne Tower House design elements. Additionally, the building was at least partially if not completely designed by architect Nathaniel Blaisdell (1862-1956), an active San Francisco builder who contributed a variety of excellent residential and commercial structures to the city between his arrival in 1884 and his retirement in 1927. 181 Buena Vista Avenue East is one of the earliest homes Blaisdell designed after going into private practice in 1897. Although he is not generally referred to as a master architect, his known involvement with the design of 181 Buena Vista Avenue East, in addition to its excellent embodiment of the Queen Anne Tower House style, make the property eligible for listing in the California Register under Criteria 3.

Criterion 4 (Information Potential)

The analysis of 181 Buena Vista Avenue East for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report.

SAN FRANCISCO CITY LANDMARKS

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."⁵⁵ Adopted in 1967 as Article 10 of the City Planning Code, the San Francisco City Landmark program protects listed buildings from inappropriate alterations and demolitions through review by the San Francisco Historic Preservation Commission. These properties are important to the city's history and help to provide significant and unique examples of the past that are irreplaceable. In addition, these landmarks help to protect the surrounding neighborhood development and enhance the educational and cultural dimension of the city. As of 2012, there are 262 landmark sites, eleven historic districts, and nine Structures of Merit in San Francisco that are subject to Article 10. The evaluative criteria used for determining eligibility

⁵⁴ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984) 263-266.

⁵⁵ San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks*. (San Francisco, CA: January 2003)

as a San Francisco landmark are based on those developed by the National Park Service for the National Register of Historic Places.⁵⁶ These criteria are:

- *Criterion A (Event):* Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Persons):* Properties associated with the lives of persons significant in our past;
- *Criterion C (Design/Construction):* Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- *Criterion D (Information Potential):* Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Criterion 1 (Event)

181 Buena Vista Avenue East does not appear to be individually eligible for listing as a San Francisco city landmark under Criterion 1 (Event) for its association with events that have made a significant contribution to the broad patterns of the city's history or the cultural heritage. The subject property does convey contextual significance as one of the older single-family residences in the Buena Vista Park area, but the neighborhood is not particularly characterized by houses of this style or scale, and residential development in this area does not seem to have been strongly affected or directed by the construction of this property. Therefore, the property does not appear to be individually eligible for listing under Criterion 1.

Criterion 2 (Persons)

181 Buena Vista Avenue East does appear to be individually eligible for listing as a San Francisco city landmark under Criterion 2 (Persons). Two generations of the de Urioste family owned and occupied the building for approximately 82 years and during that time George de Urioste, his wife Hannah de Urioste, and their son Adolfo de Urioste all participated in and made specific contributions to the civic life of San Francisco. George de Urioste was an early city business leader and real estate businessman, who established one of the city's most active commission firms and coffee importers and served as the Consul of the Argentine Republic for over ten years. Hannah de Urioste was a real estate businesswoman in her own right, and commissioned the construction of the building at 512 Van Ness Avenue by John C. Hladik in 1916, now a recognized city historic resource. Adolfo de Urioste was an automobile salesman with his own dealership on Van Ness Avenue, as well as a mechanical designer and patent-holder, an active participant in many of the city's charitable and civic organizations, and a member and president of the San Francisco Board of Education. 181 Buena Vista Avenue East was built for this family and occupied by them for over 80 years.

The house also derives significance due to its association with James C. Hormel, who was for 25 years its owner and occupant, during which time he established several lasting and important national and community institutions (Human Rights Watch, the James C. Hormel Gay and Lesbian Center) and became the first openly gay United States ambassador. The period of this association has taken place within the past fifty years, placing it beyond the threshold of historic significance. However, the association with James C. Hormel does have strong local significance and as such it contributes to

1986-2012

⁵⁶ San Francisco Planning Department, *Preservation Bulletin No. 5 – Landmark and Historic District Designation Guidelines*. (San Francisco, CA: April 2001)

the house's eligibility for listing as a San Francisco city landmark under Criterion 2 for association with the building's significant owners and occupants.

Criterion 3 (Architecture)

181 Buena Vista Avenue East does appear to be individually eligible for listing as a San Francisco city landmark under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a Victorian Queen Anne Tower House and that possesses high artistic value. Rare in a city dominated by narrow and deep building lots, 181 Buena Vista Avenue is able to express a full variety of Queen Anne Tower House design cues, including asymmetry of massing; a feel of accretive construction; multi-hipped roofline with cross gable elements and gabled dormers; full-height towers capped by witches cap roofs and finials; porches and balconies with turned-wood balusters; Classical detailing including columns, dentils, and garland; simple window surrounds and window-pane configuration; and decorative shingle cladding.⁵⁷ Although the property has lost some of its original Classical ornament and one dormer at the primary facade, it retains the overwhelming majority of its original Queen Anne Tower House design elements. Additionally, the building was at least partially if not completely designed by architect Nathaniel Blaisdell (1862-1956), an active San Francisco builder who contributed a variety of excellent residential and commercial structures to the city between his arrival in 1884 and his retirement in 1927. 181 Buena Vista Avenue East is one of the earliest homes Blaisdell designed after going into private practice in 1897. Although he is not generally referred to as a master architect, his known involvement with the design of 181 Buena Vista Avenue East, in addition to its excellent embodiment of the Queen Anne Tower House style, make the property eligible for listing as a San Francisco city landmark under Criterion 3.

Criterion 4 (Information Potential)

The analysis of 181 Buena Vista Avenue East for eligibility under Criterion 4 (Information Potential) is beyond the scope of this report.

INTEGRITY

In order to qualify for listing as a San Francisco city landmark or in the California Register, a property must possess significance under one of the aforementioned criteria and have historic integrity. The process of determining integrity is similar for both the city, the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

⁵⁷ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984) 263-266

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

181 Buena Vista Avenue East retains excellent integrity of location and setting. It is situated on its original lot, and the surrounding Haight Ashbury and Upper Market/Castro neighborhoods remain residential areas characterized primarily by single-family houses and flats. The property has undergone several known exterior alterations since its construction ca. 1898: the original entry porch ornament and one roof dormer have been removed, some areas of wall at the rear acade have been reconfigured, and a one-story artist studio has been added to the north side of the building. However, the majority of historic design and materials are still intact, and as such, the building retains good integrity of design, materials, and workmanship. It has remained in use consistently over the past 114 years as a single-family residence, during which time it has housed the de Urioste family and James C. Hormel. Therefore the property retains excellent integrity of feeling and association. Overall the property retains a high degree of architectural integrity.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national, state or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of 181 Buena Vista Avenue East include:

- Asymmetrical three-story massing of the building footprint;
- Full-height towers at the southeast and southwest corners of the house, as well as witches cap roofs and finials;
- Compound hipped and gable roof elements that give the building an accretive quality;
- Applied and structural Classical façade elements, including dentil molding, Doric columns, and turned wood balusters at the porches and balconies.
- Fenestration pattern, including size and shape of openings, particularly where visible to the public at the west and south facades and upper south portion of the east façade;
- All double-hung wood-sash windows with ogee lugs (not included glazing, which may already be replacement glass), as well as distinctively-shaped molded wood surrounds;
- Flush wood and wood shingle cladding;
- Primary entrance at the primary façade, as well as surrounding entry enclosure with multi-lite windows with curved mullions.
- Lush back yard garden with mature plantings.

VI. CONTEXT & RELATIONSHIP

181 Buena Vista Park is located on the northeast corner of Buena Vista Avenue East and Duboce Avenue. Buena Vista Park is located across the street to the west of the property. East of the property, the elevation drops steeply, situating the property prominently above the Duboce Park, the Lower Haight, and Castro/Upper Market neighborhoods. With the exception of the Davies Campus hospital, architecture in the neighborhood is uniformly residential, and includes single family houses, two and three story flats, and medium size apartment buildings.

The buildings on the same block as the subject property range in construction date from 1900 (as per assessor's file—these houses may be older due to the loss of original building permits) to 1927. Buildings on the block represent architectural styles including Queen Anne (rowhouse type), Edwardian, and Spanish Revival. Slightly further afoot, there is an 1895 Queen Anne Tower House at 201 Buena Vista Avenue east that was constructed in 1895, a Mediterranean Revival house directly across the street at 5 Buena Vista Terrace that was constructed in 1927, and an Art deco apartment building one block away at 75 Buena Vista Avenue East that was constructed in 1931. Neighborhood build-out appears to have been completed by approximately 1931, as no examples of more recent architectural styles are present. Few of the surrounding buildings exhibit any exterior alterations and the block retains its historic character.

VII. CONCLUSION

Designed ca. 1898 as a single-family residence, the house at 181 Buena Vista Avenue East appears to be significant under California Register Criterion 3 (Architecture) as an excellent example of a Queen Anne Tower House attributed to notable San Francisco architect Nathaniel Blaisdell. Additionally, it appears to be eligible for listing as a San Francisco City Landmark under both Criterion B (Persons) for its association with two generations of the de Urioste family and its association with activist and philanthropist James C. Hormel, as well as under Criterion C (Architecture) as an excellent example of a Queen Anne Tower House residence attributed to notable San Francisco architect Nathaniel Blaisdell. The building retains a high degree of architectural integrity. 181 Buena Vista Avenue East is considered to be a historical resource for the purposes of CEQA, and any proposed construction at the site is therefore subject to review by the San Francisco Planning Department.

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society, and not just an archives, reflected the founders' "aim to have a community space that could accommodate and foster the many diverse interests represented by the community members."¹⁵⁷⁹ Within three years, the organization successfully petitioned Mayor Art Agnos to proclaim June as Lesbian and Gay History Month.¹⁵⁸⁰

Walker, who enrolled at UC Berkeley in a master's program in library science, housed the archives initially in his apartment (3823 17th Street, extant); for several years, meetings and additional archival collections were spread among other members' homes and rented storage space. In 1990, the archives moved to a space in the basement of the Redstone Labor Temple Building (2940 16th Street), which offered space for public meetings, and room to actively collect further more periodicals, personal papers, and organizational records.¹⁵⁸¹ The same year, the organization changed its name to the Gay and Lesbian Historical Society of Northern California to reflect the broader regional scope of its collections. Bisexual activist Maggi Rubenstein pressured the organization to add "bisexual" to its name, which became the Gay, Lesbian, Bisexual Historical Society in 1999.¹⁵⁸² Transgender was added to the name in the early 2000s.

Women historians and activists were involved from the organization's beginning, and one of the first major organizational collections the society gathered was the records of the Daughters of Bilitis. Early newsletters indicate that society members were actively seeking oral histories and archival materials from people of color and women. Yet, in a recent review of the archives, board member and curator Amy Sueyoshi found that less than one-third of the collection covered women's history and less than 5 percent reflected Asian American Pacific Islander queer communities.¹⁵⁸³ Still, the Historical Society has remained committed to its ambitious goals and to ensuring that members of all LGBTQ communities have access to their historical materials through the growing archive and the organization's Gay, Lesbian, Bisexual, Transgender History Museum, which opened in the Castro District in 2011.

The connection between documenting LGBTQ history and supporting social change was central to the work of Bay Area-based independent scholars and academic historians, especially before academia recognized queer scholarship as a legitimate pursuit. The 1988 book *Intimate Matters: A History of Sexuality in America*, written by Stanford professor and San Francisco resident Estelle Freedman and coauthor John D'Emilio, was noted by the U.S. Supreme Court in its landmark ruling that struck down sodomy laws nationwide. Allan Bérubé's 1990 book *Coming Out Under Fire*, which documents the World War II experiences of gay men and lesbians in the military, influenced the 1990s debate on President Bill Clinton's "Don't Ask, Don't Tell" policy and was the basis for an award-winning 1994 documentary film of the same name.

The Historical Society began an ambitious oral history project in 1992, founded by historian Nan Alamilla Boyd, which ultimately encompassed over 500 interviews recorded to "capture the stories and real voices of community members past and present." The 1990s also saw the initiation of the James C. Hormel Gay & Lesbian Center at the San Francisco Public Library's Main Library (100

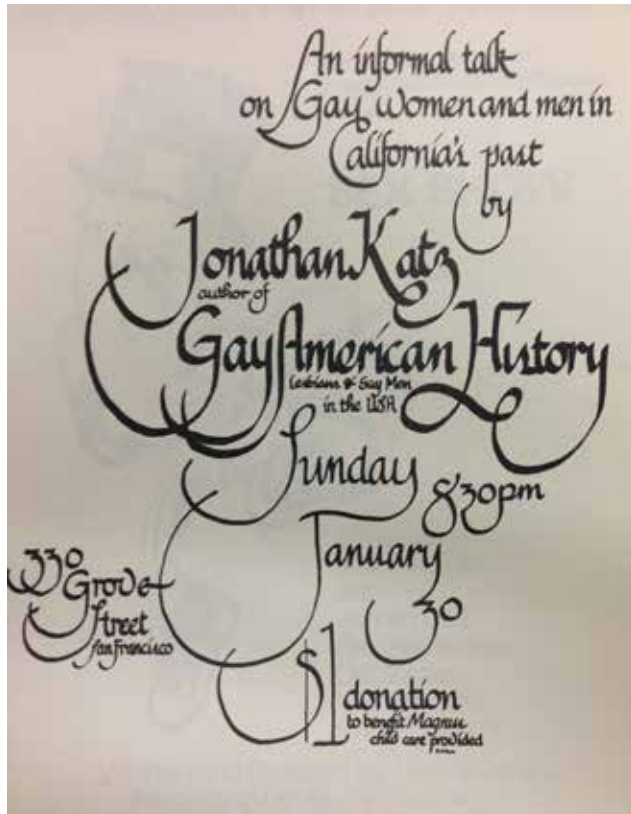
1579 Wakimoto, *Queer Community Archives in California Since 1950*, 95.

1580 "Mayor Proclaims Lesbian & Gay History Month", San Francisco Bay Area Gay and Lesbian Historical Society Newsletter, v.4 n.4 (Summer 1989).

1581 Wakimoto, *Queer Community Archives in California Since 1950*, 99. Walker stated that the early years of collecting focused on replaceable periodicals because he lived in a wooden Victorian home that was not appropriate for long term preservation. Willie Walker, interviewed by Terence Kissack, 2003, p. 55.

1582 Gerard Koskovich, "Displaying the Queer Past: Purposes, Public, and Possibilities at the Gay, Lesbian, Bisexual, Transgender History Museum," *QED: A Journal in GLBTQ Worldmaking* v. 1, no. 2 (2014) 64.

1583 Don Romesburg, "Presenting the Queer Past: A Case for The Gay, Lesbian, Bisexual, Transgender Museum," *Queering Archives Special Double Issue in Radical History Review* 120 (Fall 2014): 131-144.

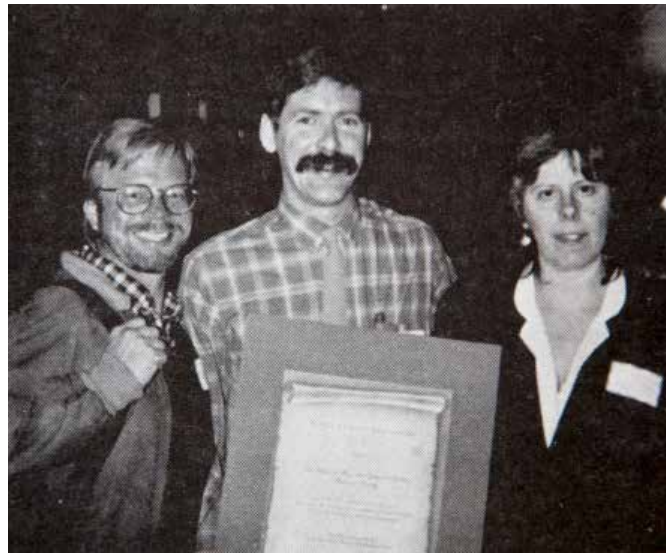


LEFT: Flyer for Gay American History lecture at Gay Community Center, 330 Grove Street

BOTTOM LEFT: Willie Walker, credited for idea of a GLBT Historical Society

BOTTOM RIGHT: Early GLBT Historical Society historians and board members Eric Garber, Greg Pennington, and Paula Lichtenberg, 1989

(All courtesy GLBT Historical Society)



Larkin Street), which opened in 1996. The library was funded by and named for Hormel, who helped found the LGBT civil rights organization Human Rights Campaign in 1981. Hormel was appointed to the United Nations delegation as the first openly gay ambassador (to Luxembourg) by President Bill Clinton. He purchased a residence at 181 Buena Vista Avenue East (extant) in 1986, where he lived for over twenty-five years.¹⁵⁸⁴ Over the next several years, the Historical Society and SFPL negotiated an agreement that deposited a number of the society's most heavily used collections with the library, with the overarching purpose of ensuring the broadest possible access to queer history.

As a community-based archives, the Gay, Lesbian, Bisexual, Transgender Historical Society continues to make critical contributions to scholarship and public memory. Historian Gerard Koskovich, a founding member of the institution, has summarized the importance of queer archives and libraries such as the Gay, Lesbian, Bisexual, Transgender Historical Society: They are part of "a wider strategy of promoting equal rights, social respect and cultural space for LGBT people" and play important roles "in community organizing; in supporting queer studies in the academy; and in the creation of books, articles, films, exhibitions and other cultural products."¹⁵⁸⁵

IX. LGBTQ MEDICINE (1940S TO 1970S)

LANGLEY PORTER CLINIC

San Francisco became an important center for the study of gender and sexuality in the 1940s and 1950s through the work of the Langley Porter Clinic (401 Parnassus Avenue; later the Langley Porter Neuropsychiatric Institute, extant). The UCSF Medical School and the California Department of Institutions, which oversaw the state's psychiatric hospitals, founded the clinic in 1941 as a joint venture. In March 1943, it opened its doors as a center for treatment, research, and teaching, with the goal of creating California's first "psychiatric institute where several specialties in medicine, especially neurology and neurosurgery, would collaborate in a true multi-discipline approach to mental illness."¹⁵⁸⁶ The clinic's founding director and psychiatry department chair, Dr. Karl Bowman, had taught psychiatry at New York University and then was clinical director of psychiatry at Bellevue Medical Center in New York City.

During World War II, Bowman conducted research on gay men held in the psychiatric ward of the U.S. Naval Hospital on Treasure Island after their sexuality had been discovered while in uniform.¹⁵⁸⁷ In 1949, Bowman led a comprehensive statewide investigation into "sex crimes and sex deviants," initiated and funded by the California State Legislature. The resulting reports, coauthored by Bowman and UCSF research associate Bernice Engle, represented a newly liberalized attitude meant to shape future legislation and therapeutic recommendations. The authors argued that relying on imprisonment for sex offenders without psychiatric treatment merely worsened their problems and the potential threat they posed to the society. Their report suggested that the State should reform and standardize legislation regarding sex offenses and recommended that laws criminalizing sex between consenting adults should be repealed, a suggestion particularly important for LGBTQ Californians. Bowman and Engle recommended legal reforms to ensure

1584 Page & Turnbull, "181 Buena Vista Avenue East, San Francisco: Historic Resource Evaluation," March 2013.

1585 Gerard Koskovich, "Libraries and Archives," in John C. Hawley (ed.), *LGBTQ America Today: An Encyclopedia* (Westport, Conn: Greenwood Press, 2008), vol. 2, 684–692.

1586 Mariana Robinson, *The Coming of Age of the Langley Porter Clinic: The Reorganization of a Mental Health Institute* (Inter-University Case Program; Bobbs-Merrill Company, Inc. 1962), pp. 2-3. Bowman's tenure ended in 1956. P. 8

1587 Stryker, *Transgender History*, 41-42.



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
181 Buena Vista Avenue East		1258026
Case No.		Permit No.
2026-002392PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Historic Landmark Designation (DES)		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. (CEQA Guidelines section 15332) New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input checked="" type="checkbox"/>	Other _____ Class 8 - Actions by Regulatory Agencies for Protection of the Environment (CEQA Guidelines section 15308)
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

<input checked="" type="checkbox"/>	Category A: Known Historical Resource.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

Check all that apply to the project.

<input type="checkbox"/>	Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	<p>Reclassification of property status. (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
<p>Comments by Preservation Planner: Landmark designation, no physical changes</p>	
<p>Preservation Planner Signature: Alex Westhoff</p>	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</p>	
	<p>Project Approval Action: Board of Supervisors approval of landmark designation</p>	<p>Signature: Alex Westhoff 05/01/2026</p>
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	