



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: November 7, 2018
CASE NUMBER: 2018-008827DES
PROJECT ADDRESS 22 Beaver Street
BLOCK/LOT 3561/060
TO: Historic Preservation Commission
FROM: Shannon Ferguson
Preservation Planner, 415-575-9074
REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822
RE: Landmark Recommendation Resolution

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

On September 19, 2018, the Historic Preservation Commission (HPC) adopted Resolution No. 979 to initiate Article 10 landmark designation of 22 Beaver Street, known historically as the Benedict-Gieling House (subject property). Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

The item before the HPC is consideration of a Resolution to recommend Article 10 landmark designation of the subject property to the Board of Supervisors. Attached is a draft Resolution to recommend approval to the Board of Supervisors the designation of 22 Beaver Street, the Benedict-Gieling House, as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1.

The Planning Department (Department) recommends adopting this Resolution.

ATTACHMENTS:

Draft Resolution
Resolution 979
Designation Ordinance
Landmark Designation Report



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designation Case Report

Hearing Date: September 19, 2018
Case No.: 2018-008827DES
Project Address: 22 Beaver Street (Benedict-Gieling House)
Zoning: RH-2-Residential-House, Two Family
Block/Lot: 3561/060
Property Owner: Imogene B. Gieling
22 Beaver Street
San Francisco, CA 94114
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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PROPERTY DESCRIPTION & SURROUNDING LAND USE AND DEVELOPMENT

Located in the Duboce Triangle neighborhood, 22 Beaver Street (Benedict-Gieling House, subject property) was designed by a now-unknown architect and built ca. 1870. It is a two-and-a-half-story, wood-frame, Italianate villa with a finished attic and brick perimeter foundation. Roughly 'T'-shaped in plan, the dwelling is clad in redwood rustic siding and capped by a cross-gabled roof. A tower constructed c. 1906 is located above the main entrance. The subject property sits within a large landscaped garden setting. Outbuildings include a wood-framed carriage house with gable roof and non-historic garage constructed in 1915.

Originally built on a 75' x 115' lot that was later subdivided in 1953, the Benedict-Gieling House was one of several villas built in Duboce Triangle neighborhood during the last quarter of the nineteenth century and was clearly designed to be viewed "in the round" because, with the exception of the rear elevation, the entire exterior is ornamented. The Benedict-Gieling House became a boarding house after the 1906 Earthquake. The current occupant converted it back into a single-family dwelling in 1966, and it has remained in this use ever since.

The Duboce Triangle is a residential neighborhood consisting of predominantly flats, small apartment buildings, and single-family dwellings developed between 1870 and the First World War. Beaver Street slopes steeply uphill from Noe to Castro Street and is defined on both sides by a variety of residential building types constructed between 1870 and 1992, ranging from one-story cottages to four-story apartment buildings. The most common building type on the block are two-family flats. Several properties, including the Benedict-Gieling House, have smaller cottages and/or other outbuildings in their rear yards. Most of the buildings on Beaver Street were constructed before the 1906 Earthquake, with all later construction occurring on the sites of suburban villas that were demolished, subdivided, and redeveloped after 1906.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of community sponsored landmark designation application for 22 Beaver Street (Benedict-Gieling House) as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1, and recommending the Board of Supervisors approve of such designation.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

- OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.
- POLICY 4: Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the *Secretary of Interior's Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies in that:

- a. The proposed designation will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation of 22 Beaver Street (Benedict-Gieling House) will help to preserve an important historical resource that is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house in a landscaped garden setting.

BACKGROUND / PREVIOUS ACTIONS

22 Beaver Street (Benedict-Gieling House) is currently listed as an A-Historic Resource building. It was surveyed as part of the 1976 Department of City Planning Survey and is listed on page 257 of the book *Here Today*.

The landmark designation report was prepared by VerPlanck Historic Preservation Consulting on behalf of the property owner, Imogene Gieling. A draft of the report was submitted to the Department on June 14, 2018. Department staff conducted a site visit on July 17, 2018 with consultant Christopher VerPlanck and Planning Commissioner Dennis Richards present at the meeting. A final draft of the report was received by the Department on July 19, 2018.

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission adopts a resolution to initiate designation of the subject property as an Article 10 landmark at its September 19, 2018 hearing and directs staff to finalize the landmark designation report, a second Historic Preservation Commission hearing will be scheduled for the Commission's recommendation of approval of the designation. At the second hearing, if the Historic Preservation Commission recommends approval of the designation, its recommendation will be sent by the Department to the Board of Supervisors. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

Section 1004.4 states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days.

ARTICLE 10 LANDMARK CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or 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 represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

PUBLIC / NEIGHBORHOOD INPUT

There is no known public or neighborhood opposition to designation of 22 Beaver Street (Benedict-Gieling House) as an Article 10 landmark. The Department received several letters in support of landmark designation and attached here. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

Property owner Imogene Gieling is supportive of landmark designation.

STAFF ANALYSIS

The case report and following analysis was prepared by Department staff. The Department has determined that the subject property meets the requirements for Article 10 eligibility as an individual landmark. The justification for its inclusion is outlined below under the Significance and Integrity sections of this case report.

The subject property appears to meet two the Historic Preservation Commission's priorities for designation which are:

1. *The designation of underrepresented Landmark property types including landscapes*

The Benedict-Gieling House was originally built on a 75' x 115' lot. The eastern third of the lot was later subdivided in 1953. Despite this, the subject property retains its landscaped garden setting.

2. *The designation of buildings of Modern design*

The subject property is not a Modern style building; rather it is an Italianate style building.

3. *The designation of buildings located in geographically underrepresented areas*

There are three individual landmark buildings located in the Duboce Triangle: The Jose Theater/Name Project Building (2362 Market Street, LM No. 241), Swedish American Hall (2174 Market Street, LM No. 267), and St. Francis Lutheran Church (152 Church Street, LM No. 39). All three buildings are retail or institutional uses. The only other nearby residential landmark is McCormick House (4040-4042 17th Street, LM No. 208) and Duboce Park Historic District.

4. *The designation of properties with strong cultural or ethnic associations.*

The subject property does not appear to have specific cultural or ethnic associations.

SIGNIFICANCE

Significant architecture

The Benedict-Gieling House is architecturally significant as a very early and well-preserved example of an Italianate villa located within a landscaped garden setting. The Benedict-Gieling House embodies many characteristics of the Italianate villa type, including its portico, tower, cross-gable roof, bracketed cornice, fluted door and window trim, and segmental-arched windows with bracketed hoods and impost blocks. In contrast to the much more common Italianate rowhouse which usually has only one ornamented façade, the Benedict-Gieling House has Italianate detailing on three of its four exterior elevations, indicating that it was meant to be appreciated within its landscaped garden setting unobscured by adjoining buildings. Outbuildings include an historic carriage house and non-historic garage.

PERIOD OF SIGNIFICANCE

22 Beaver Street (Benedict-Gieling House) has a period of significance of 1870 to 1906, beginning with the likely year of its original construction and concluding with alterations made in 1906.

INTEGRITY

22 Beaver Street (Benedict-Gieling House) retains a high level of integrity and has undergone few exterior alterations. The only parts of the house have undergone change include the rear façade, where three small additions were constructed between 1906 and 1976. The most substantial exterior change was the construction of a bathroom addition above the main entrance ca. 1906. This addition, which includes a hipped-roof tower, has gained significance in its own right. The carriage house received a one-story kitchen addition. A non-historic garage was constructed in front of the carriage house in 1915. The eastern third of the property was subdivided in 1953, however the landscaped garden setting remains. Despite these alterations, the building clearly retains integrity of location, design, materials, workmanship, setting, and feeling.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

As described in the Landmark Designation Report, the following is a list of exterior character defining features of the Benedict-Gieling House:

The character-defining exterior features of the Benedict-Gieling House include the overall form, structure, height, massing, materials, and ornamentation of the house, carriage house and landscaped garden setting, specifically:

1. House
 - A. T-shaped plan, partial three-story height, cross-gable roof, hipped-roof tower, portico, and bay window;
 - B. Primary south façade, west façade facing the driveway, and east façade from the front of the house to just beyond the bay window;
 - C. Rustic channel siding on the west, south, and east façades;
 - D. Fluted door and window trim, window hoods, portico columns and entablature, bay window trim, and bracketed raking cornices;
 - E. Primary entrance, including the painted wood doors, casings, transom, and paneling;
 - F. Fenestration on the west, south, and east facades with double-hung wood windows and trim;
 - G. Art glass window on the west façade.
2. Carriage House
 - A. Rectangular plan, one and a half story height, and gable roof;
 - B. Wood cladding;
 - C. Hay hoist on south façade.
3. Landscaped Garden Setting
 - A. Footprint of the driveway, front, side and rear gardens.

INTERIOR LANDMARK DESIGNATION

According to Article 10, Section 1004(c) of the Planning Code, only those interiors that were historically publicly accessible are eligible for listing in Article 10. Article 10, Section 1004(c) of the Planning Code states,

(c) The property included in any such designation shall upon designation be subject to the controls and standards set forth in this Article 10. In addition, the said property shall be subject to the following further controls and standards if imposed by the designating ordinance:

- (1) For a publicly-owned landmark, review of proposed changes to significant interior architectural features.
- (2) For a privately-owned landmark, review of proposed changes requiring a permit to significant interior architectural features in those areas of the landmark that are or historically have been

accessible to members of the public. The designating ordinance must clearly describe each significant interior architectural feature subject to this restriction.

Interiors of private residences are therefore ineligible for protection under Article 10 of the Planning Code. Nonetheless, it is strongly recommended that the interior be preserved under conservation easement and/or future interior alterations are sensitively designed.

BOUNDARIES OF THE LANDMARK SITE

The boundaries of the landmark site encompass all of and are limited to Assessor's Block 3561, Lot 060.

PLANNING DEPARTMENT RECOMMENDATION

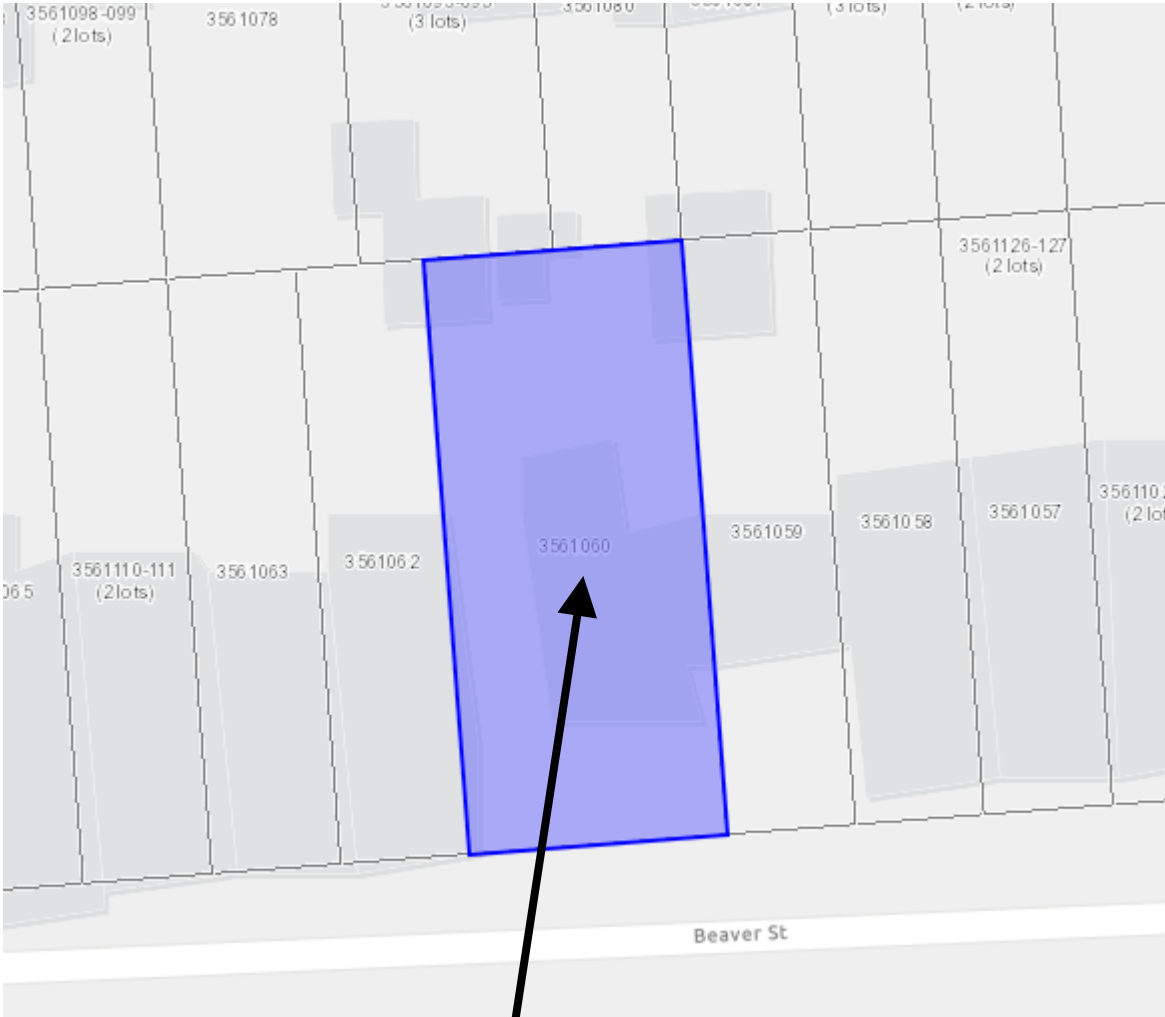
Based on the Department's analysis, 22 Beaver Street (Benedict-Gieling House) is individually eligible for Article 10 Landmark designation as it embodies the distinctive characteristics of a type, period, or method of construction. The subject property is architecturally significant as a very early and distinctive example of an Italianate villa and carriage house located within a landscaped garden setting. Designation of 22 Beaver Street (Benedict-Gieling House) also appears to meet two of four of the Historic Preservation Commission's priorities for designation. Staff recommends approval of the proposed landmark designation of 22 Beaver Street (Benedict-Gieling House).

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed designation of 22 Beaver Street (Benedict-Gieling House) as a San Francisco landmark under Article 10 of the Planning Code to the Board of Supervisors pursuant to Planning Code Section 1004.1. If the Historic Preservation Commission approves the designation, a copy of the motion of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

- A. Draft Landmark Designation Report
- B. Draft Motion initiating designation

Parcel Map



SUBJECT PROPERTY



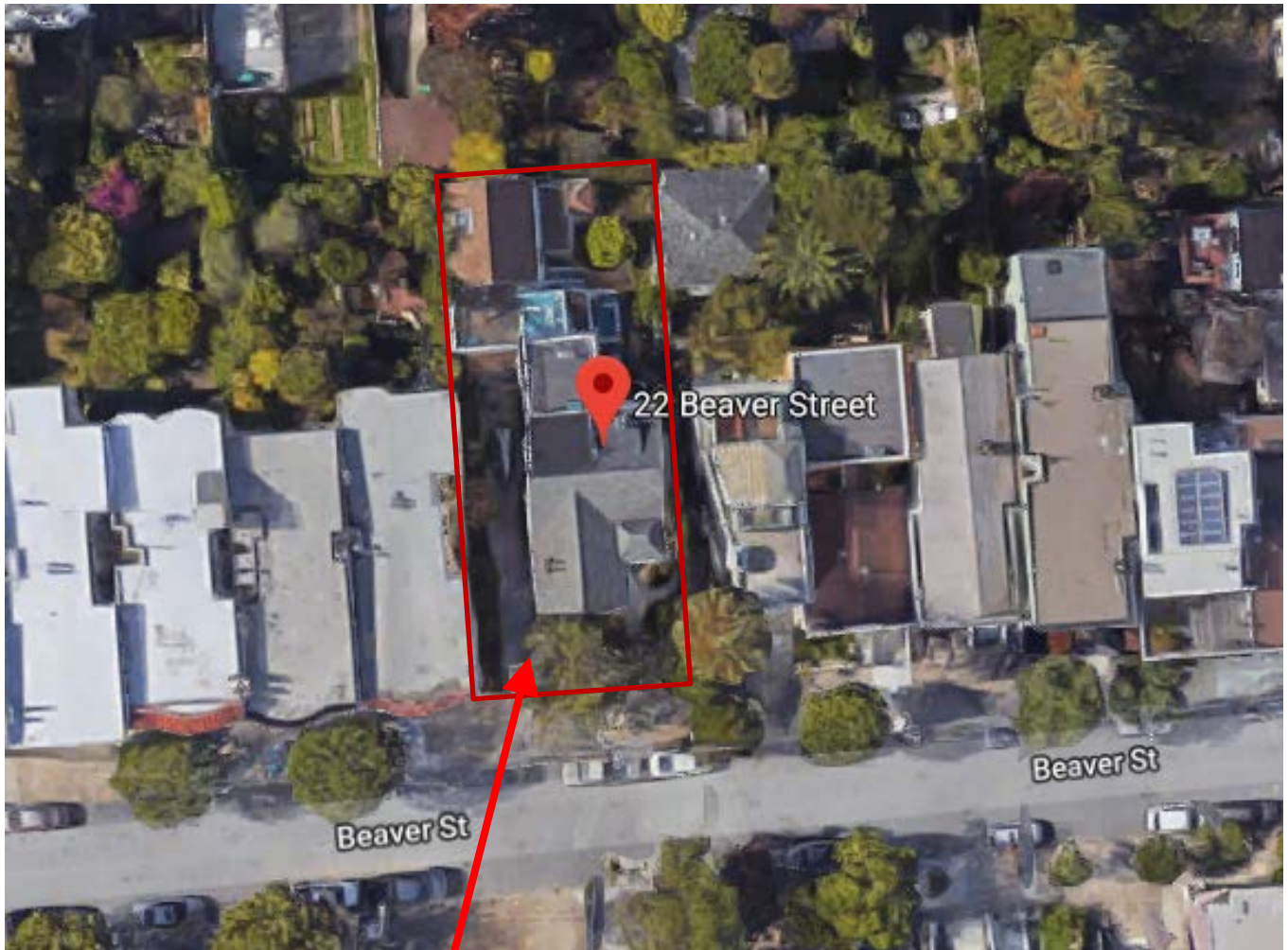
Zoning Map



SUBJECT PROPERTY



Aerial Photo

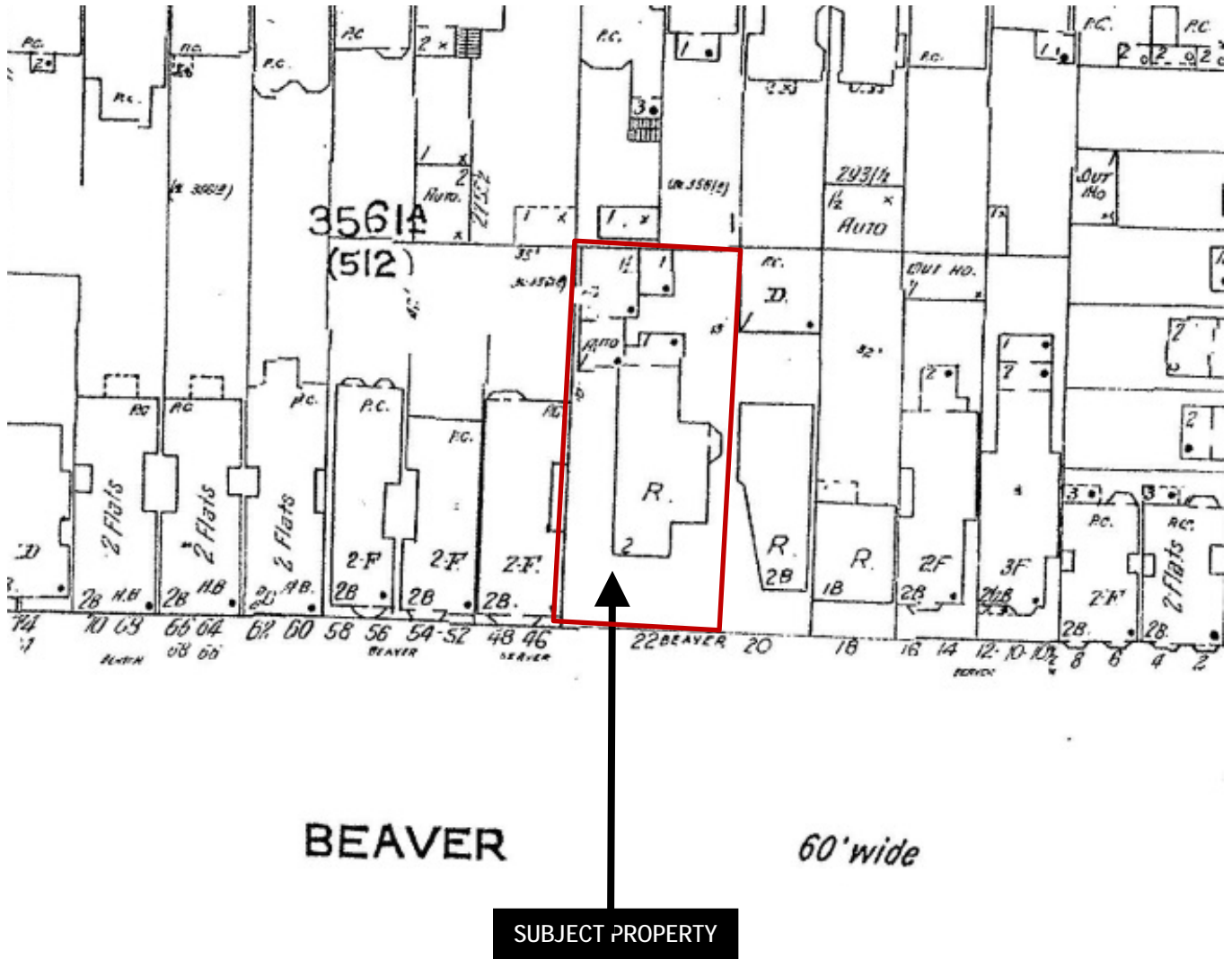


SUBJECT PROPERTY



Article 10 Landmark Designation
2018-008827DES
22 Beaver Street (Benedict-Gieling House)

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Site Photo



Article 10 Landmark Designation
2018-008827DES
22 Beaver Street (Benedict-Gieling House)