

1 (Landmarks)
2 DESIGNATING THE ELLINWOOD RESIDENCE AS A LANDMARK PURSUANT TO
3 ARTICLE 10 OF THE CITY PLANNING CODE.

4
5 Be it ordained by the People of the City and County of San
6 Francisco:

7 Section 1. The Board of Supervisors hereby finds that the
8 Ellinwood Residence at 2799 Pacific Avenue and 2498 Divisadero
9 Street, Lot 10 within Assessor's Block 978, has a special character
10 and special historical, architectural and aesthetic interest and
11 value, and that its designation as a Landmark will further the
12 purposes of, and conform to the standards set forth in Article 10
13 of the City Planning Code.

14
15 (a) Designation: Pursuant to Section 10.04 of the City
16 Planning Code, Chapter II, Part II of the San Francisco Municipal
17 Code, the Ellinwood Residence is hereby designated as a Landmark
18 No. 207, this designation having been fully approved by Resolution
19 No. 13584 of the City Planning Commission, which Resolution is on
20 file with the Clerk of the Board of Supervisors under File No.
21 90-93-6 and is incorporated herein and made a part hereof as
22 though fully set forth.

23
24 (b) Required Data:
25 (1) The description of the location and boundaries of the
Supervisors Alioto, Bierman

BOARD OF SUPERVISORS

1531474

1 Landmark site is 2799 Pacific Avenue and 2498
2 Divisadero Street, Lot 10 within Assessor's Block 978,
3

4 (2) The characteristics of the Landmark which justify its
5 designation are described and shown in the photographs
6 and other materials on file in the Department of City
7 Planning Docket No. 93.523L and the Landmarks
8 Preservation Advisory Board's Case Report contained in
9 Docket No. 93.523L.
10

11 (3) The particular features that should be preserved are
12 those shown in the photographs on file in Department of
13 City Planning Docket No. 93.523L and described in the
14 Landmarks Preservation Advisory Board's Case Report, in
15 Section A, entitled "Architecture," Subsection No. 5,
16 "Design" and in Section D, "Integrity," Subsection No.
17 13, "Alterations," said photographs and Case Report are
18 incorporated in this designating ordinance as though
19 fully set forth.

20 APPROVED AS TO FORM:
21 LOUISE H. RENNE
22 CITY ATTORNEY

RECOMMENDED:
CITY PLANNING COMMISSION

23
24 By [Signature]
25 Deputy City Attorney

By [Signature]
Lu Blazej
Director of Planning

BOARD OF SUPERVISORS

1531474

Board of Supervisors, San Francisco

Passed for Second Reading

December 6, 1993

Ayes: Supervisors Alioto Bierman
Conroy Hsieh Kaufman Kennedy Leal
Maher Migden

Absent: Supervisors Hallinan
Shelley

§ Finally Passed
§
§ December 13, 1993
§
§

§ Ayes: Supervisors Alioto Bierman
§ Conroy Hallinan Kennedy Leal
§ Migden
§

§ Absent: Supervisors Hsieh Kaufman
§ Maher Shelley

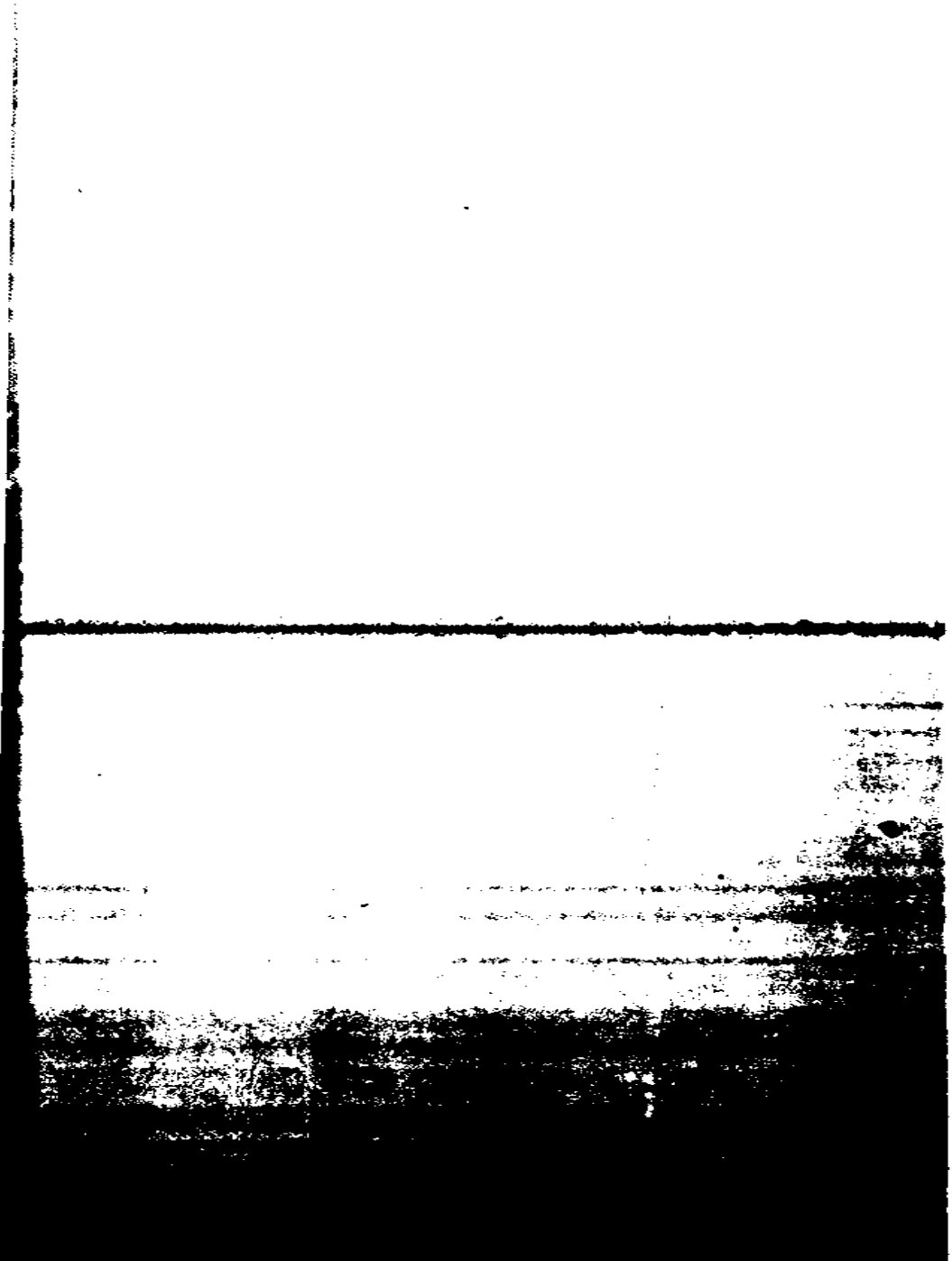
I hereby certify that the foregoing ordinance
was finally passed by the Board of Supervisors
of the City and County of San Francisco

John Taylor
Clerk

Frank R. Jordan
Mayor

File No.
90-93-6

DEC 23 1993
Date Approved



File No. 93.523L
The Ellinwood Residence
2799 Pacific Avenue and 2498 Divisadero Street
Lot 10 Within Assessor's Block 978

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 13584

WHEREAS, A proposal to designate the Ellinwood Residence at 2799 Pacific Avenue and 2498 Divisadero Street, Lot 10 in Assessor's Block 978, as Landmark No. 207 pursuant to the provisions of Article 10 of the City Planning Code was heard by the Landmarks Preservation Advisory Board at its Regular Meeting of August 18, 1993 and said Landmarks Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The Landmarks Board at its Regular Meeting of August 18, 1993 adopted a Case Report and initiated said Landmark after Public Testimony and Landmarks Board Comments on the above referenced nomination; and

WHEREAS, The City Planning Commission, after due notice given held a Public Hearing on October 7, 1993 to consider the proposed designation and the Case Report of said Landmarks Board; and

WHEREAS, This Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

THEREFORE BE IT RESOLVED, First, That this Landmarks Board does hereby recommend APPROVAL of the designation of the Ellinwood Residence, being Lot 10 within Assessor's Block 978;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmarks Preservation Advisory Board Resolution No. 453 as adopted on August 18, 1993 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the particular features that should be preserved are those shown in the photographs on file in Department of City Planning Docket No. 93.523L and described in the Landmarks Preservation Advisory Board's Case Report, in Section A, entitled "Architecture," Subsection No. 5, "Design" and in Section D "Integrity," Subsection No. 13 "Alterations," said photographs and Case Report are incorporated in this designating ordinance as though fully set forth.

CITY PLANNING COMMISSION

File No. 93.523L
The Ellinwood Residence
2799 Pacific Avenue and
2498 Divisadero Street
Lot 10 Within Assessor's Block 978
Page Two

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission on October 7, 1993.

Linda Avery
Commission Secretary

VFM:mj:EllResCP.Res



LANDMARKS PRESERVATION ADVISORY BOARD

450 McALLISTER STREET, 4TH FLOOR • SAN FRANCISCO, CA 94102

TEL. (415) 558-6345 • FAX. (415) 558-6409



FINAL CASE REPORT

DATE: October 7, 1993

HISTORIC BUILDING NAME: Ellinwood Residence

OWNER: Anne Ellinwood Family Trust

ADDRESS: 2799 Pacific Avenue and 2498 Divisadero Street

POPULAR BUILDING NAME: Ellinwood Residence

ZONING: RH-1(D), 40-X

ORIGINAL USE: Residence and Barn

ARCHITECT: J. Eugene Freeman

CURRENT USE: Residence and Garage

CONSTRUCTION DATE: 1893-1894

STYLE: Colonial Revival

LANDMARK NO: 286 LPAB VOTE: 5-0
207

NUMBER OF STORIES: 3 over full basement

EXTERIOR MATERIALS: Wood, glass and stone and concrete

STATEMENT OF SIGNIFICANCE: Among the earliest homes built on the crest of Pacific Heights, following the extension of transit lines, the Ellinwood Complex (residence, retaining wall, barn and grounds) was built at the corner of Pacific and Divisadero Street. Divisadero in 1850 was the dividing line between the City and the Presidio which was then much larger than it is today.¹ The buildings were designed in an academically correct colonial revival style and have remained essentially unaltered for 100 years. As conceived by early San Francisco Architect J. Eugene Freeman (Designer of Oakland's Dunsmuir House), the principal elevation features a symmetrical pair of bays, but one is round and the other angular. A center portico is accessed off-center, from the west. The entire west elevation is supported by a stone retaining wall which was necessitated by the Divisadero Street construction. Atop the retaining wall at the rear of the property sits the stable (as it was called by the original owners) with its characteristic hay door, and an unusual "eyebrow" dormer. The garden contains three historically important specimen trees which are over 100 years old, including one which was a gift from England's Queen Victoria. The original owner, Dr. Charles Ellinwood, was one of the earliest officers in the U.S. Public Health Service and a founder of the Marine Hospital of the Presidio. The building demonstrates excellence in the categories of architecture, historical context, physical context and integrity.

CRITERIA**A. ARCHITECTURE**

1. **STYLE:** The main building falls squarely within the Colonial Revival style with its characteristic central portico, oval windows and hipped roof. The barn was a sympathetic design and sports a charming "eyebrow" dormer.
2. **CONSTRUCTION TYPE/USE CATEGORY:** Built of frame construction, this large (15000 sq. ft.) home and barn are characteristic of the period. The retaining wall on Divisadero suggests some fairly sophisticated engineering for suburban residential construction.
3. **CONSTRUCTION DATE:** The 1893-1894 construction dates places the building within San Francisco's early empire development period (1860-1906) which generates an excellent rating.
4. **ARCHITECT:** Connecticut born architect J. Eugene Freeman (1866-1956), of the firm of Smith and Freeman is said to have been educated at Yale and practiced architecture from about 1878 to 1910. Other commissions of Freeman include Oakland's historic Dunsmuir House, 2863 Pacific Avenue (1905), his own residence, 2701 Jackson Street (1906) and 2849 Pacific Avenue. He lived and worked in Pacific Heights where he died at age 89. He is buried in Cypress Lawn Cemetery in Colma. William F. Smith was Freeman's partner from 1890 to 1897. The firm dissolved in 1897 and Freeman worked independently until his retirement in 1942. Bruce Judd, FAIA, Restoration Architect for the Ellinwood Residence has indicated that this residence appears to be the most completely documented pre-1906 structure in San Francisco. All records, specifications and blue prints pertaining to the site are extant.
5. **DESIGN:** A mature and informed design with a high quality of architectural composition, elaborate and well-resolved detailing, the Ellinwood Residence may be seen as an original design which makes a statement for quality suburban architecture and uniqueness.
6. **INTERIOR:** The interior, with its formally arranged rooms, displays a very high quality of extant interior decoration. Aside from its 106 windows and 14 fireplaces, the building also features a spectacular interior dome containing approximately 8,000 pieces of stained glass.

B. HISTORIC CONTEXT

7. **PERSONS:** Original owner Dr. Charles Ellinwood (1834-1917) was a Civil War surgeon, an early member of the U.S. Public Health Service and founded the Marine Hospital at the Presidio. He became the professor of Physiology and later President of Cooper Medical College, now the Stanford Medical Center.
8. **EVENTS:** Although owned by the same family since it was built, the Ellinwood Residence was unoccupied for 50 years (1928-1978), a unique event that accounts for its high level of integrity. Since its being reoccupied by a member of the Ellinwood family, it has undergone extensive repair and restoration.

9. PATTERNS: Early illustrations show this home in its original suburban context. It was part of a developing community of large country estates, which were accessed by a then-developing cable car system.

C. PHYSICAL CONTEXT

10. CONTINUITY: Among the earliest homes in this part of the City, continuity is established not only architecturally, but also in the pattern of ownership which sees this home still in the ownership of the family that first built it.
11. SETTING: This is one of the few homes in San Francisco that still controls much of its original setting. Although the corral area below the barn has been developed, much of the original garden and mature planting remains.
12. VISUAL SIGNIFICANCE: Largely because of its size, and its siting on the crest of Pacific Heights, the Ellinwood home is among the city's best-known. It is conspicuous and familiar throughout the region.

D. INTEGRITY

13. ALTERATIONS: Few buildings in San Francisco have been so resistant to change, principally because of the chain of ownership which has seen this building owned by the same family for 100 years.

E. THREATS TO SITE: NONE () PRIVATE DEVELOPMENT (X) ZONING () VANDALISM () PUBLIC WORKS PROJECT () OTHER ()

REPRESENTATION IN EXISTING SURVEYS:

NATIONAL HISTORIC LANDMARK: No
 NATIONAL REGISTER: Appears eligible.
 CALIFORNIA STATE REGISTER: No
 HERE TODAY: Yes, see page 285.
 HERITAGE SURVEYS: No, N/A
 DCP 1976 SURVEY: Rated 4
 OTHER:

ENDNOTES:

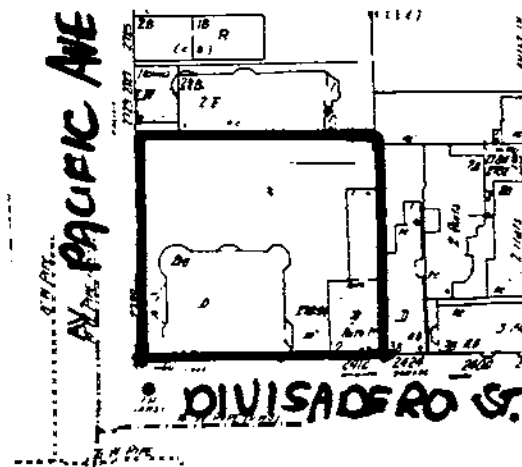
1. Lowenstein, Louis K., Streets of San Francisco, The Origin of Street and Place Names, Lexikos, San Francisco, 1984, pg. 24.

BIBLIOGRAPHY:

Bremmer, Alex. "The Ellinwood Mansion, The Grand Survivor of Neglect," Nob Hill Gazette, May, 1993.

"California Architecture and Building News," May 20, 1894, pp 59.

Delehanty, Randolph, In the Victorian Style, Chronicle Books, San Francisco, 1991.



Department of City Planning, "1976 Citywide Architectural Survey."

Dictionary of American Biography, "Ellinwood," pp. 341.

McAlester, Virginia & Lee, "A Field Guide to American Houses," Knopf, New York, 1991.

Olmsted, Roger, and Watkins, T.H., Here Today, Chronicle Books, San Francisco, 1968, PP 285.

**PREPARED BY LANDMARKS BOARD PRESIDENT
BASED UPON MATERIAL SUPPLIED BY:**

NAME: Anne Ellinwood
ADDRESS: 2799 Pacific Avenue
San Francisco, CA 94118
TELEPHONE: (415) 921-5133 (H)

STAFF: Vincent Marsh, Secretary
Landmarks Preservation Advisory Board
Department of City Planning
450 McAllister Street, 4th Floor
San Francisco, CA 94102
(415) 558-6345 (W)
(415) 558-6426 (FAX)