

File Copy

FILE NO. 90-72-4

ORDINANCE NO. 257-72

1 DESIGNATING 294 PAGE STREET AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY
2 PLANNING CODE.

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

4 Section 1. The Board of Supervisors hereby finds that the house located at
5 294 Page Street, being Lot 17 in Assessor's Block 839, has a special character and
6 special historical, architectural and aesthetic interest and value, and that its
7 designation as a landmark will be in furtherance of and in conformance with the
8 purposes of Article 10 of the City Planning Code and the standards set forth there-
9 in.

10 (a) Designation. Pursuant to Section 1004 of the City Planning Code,
11 Chapter II, Part II of the San Francisco Municipal Code, 294 Page Street is hereby
12 designated as a Landmark, this designation having been duly approved by Resolution
13 No. 6856 of the City Planning Commission, which Resolution is on file with the
14 Clerk of the Board of Supervisors under File No.

15 (b) Required Data. The location and boundaries of the landmark site, the
16 characteristics of the landmark which justify its designation, and the particular
17 features that should be preserved, described and included in the said Resolution,
18 are hereby incorporated herein and made a part hereof as though fully set forth.

Passed for Second Reading
Board of Supervisors, San Francisco

AUG 21 1972

Ayes: Supervisors Barbagelata, Boas, ~~Francis~~,
Francis, Gonzales, Knapp, Mendelsohn, ~~Molinar~~,
Pelosi, Tamaras, von Beroldingen.

~~Noes: Supervisors~~

Absent: Supervisors FEINSTEIN, MOLINARI

[Signature]
Clerk

90-72-4
File No.

AUG 31 1972
Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco

AUG 28 1972

Ayes: Supervisors Barbagelata, ~~Boas~~, ~~Francis~~,
Francis, Gonzales, Knapp, Mendelsohn, Molinar,
Pelosi, Tamaras, von Beroldingen

~~Noes: Supervisors~~

Absent: Supervisors BOAS FEINSTEIN

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

[Signature]
Clerk

[Signature]
Mayor

CITY PLANNING COMMISSION

RESOLUTION NO. 6856

WHEREAS, A proposal to designate 294 Page Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on April 19, 1972, and said Advisory Board, after due consideration, has recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on June 8, 1972 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The 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;

NOW THEREFORE BE IT RESOLVED, First, That the proposal to designate 294 Page Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

BEGINNING at the point of intersection of the easterly line of Laguna Street and the northerly line of Page Street; running thence northerly 120 feet along the easterly line of Laguna Street; thence at a right angle easterly 27.5 feet along the southerly line of Lily Street; thence at a right angle 120 feet southerly; thence at a right angle westerly 27.5 feet along the northerly line of Page Street to the point of beginning. BEING lot No. 17 in Assessor's Block No. 839; which property is known as and located at 294 Page Street.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

This house was designed and built by Henry Geilfuss, well-known San Francisco architect of German origin, for Charles Dietle. The probable date of construction is 1878, since the City Directory shows Dietle resident at the northeast corner of Page and Laguna Streets continuously from February of that year. Dietle was a boot and shoemaker with a shop at 235 Bush Street, who advertised himself as a "prize bootmaker".

In April 1906, John DeMartini bought the property from the Dietle family, and his family occupied the house over a period of sixty years. John DeMartini was a fruit and vegetable commission merchant who was also an original director, with Giannini and Scatena, of the Bank of Italy -- now the Bank of America. Shortly after the great Earthquake and Fire, DeMartini, who had been burned out of his Rincon Hill house, returned to San Francisco with gold coins from his Lindsay ranch to buy a new house for his family, and selected this one.

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM72.3; the summary description being as follows:

Tall and spacious, with strong vertical thrust, the house has two stories and basement and occupies most of its lot. The quality of this finely-detailed Stick Style building is shown in its squared bays, vertical strip elements, ornate carvings on the bays, porch and gables, brackets supporting the eaves, and original wrought iron rail around the small front garden.

The Page Street facade is distinguished by the squared, two-story bays on the western half and the entry porch on the easterly; at ground floor level, these are marked by identical cornice lines, ornamental friezes and miniature gables. These motifs are repeated on the squared bays of the Laguna Street facade, as well as on the flatter ground floor windows of that facade. Carved roof line gables surmount the squared bays in each facade. The entry porch is supported by turned round wooden columns enlarging at the top to floral sprays; the porch roof is surmounted by a low balustrade with spindle balusters.

All fenestration is regular, consisting of tall, narrow, rectangular windows in simple frames. These frames, and other elements of the facades, have been picked out in white paint contrasting with the gray of the walls, which are of shiplap timber. The northwest corner of the house is distinguished by its round, two-story corner bays, surmounted by a conical roof and dormer. The other building corners are decorated with flat, fluted pilasters. The roof is semi-mansard, without windows.

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 at its regular meeting of June 8, 1972.

Lynn E. Pio
Secretary

AYES: Commissioners Finn, Fleishhacker, Mellon, Porter, Ritchie, Rueda

NOES: None

ABSENT: Commissioner Newman

PASSED: June 8, 1972

LANDMARKS PRESERVATION ADVISORY BOARD
Revised Case Report - April 19, 1972

294 PAGE STREET

OWNER: Jerrold Levitin

LOCATION: 294 Page Street, east side of Laguna Street between Lily Street and Page Street. Lot has 27.5 feet of frontage on Lily Street, 120 feet on Laguna Street, and 27.5 feet on Page Street; being Lot 17 in Assessor's Block 839.

HISTORY: This house was designed and built by Henry Geilfuss, well-known San Francisco architect of German origin, for Charles Dietle. The probable date of construction is 1878, since the City Directory shows Dietle resident at the northeast corner of Page and Laguna Streets continuously from February of that year. Dietle was a boot and shoemaker with a shop at 235 Bush Street, who advertised himself as a "prize bootmaker".

In April 1906, John DeMartini bought the property from the Dietle family, and his family occupied the house over a period of sixty years. John DeMartini was a fruit and vegetable commission merchant who was also an original director, with Giannini and Scatena, of the Bank of Italy -- now the Bank of America. Shortly after the great Earthquake and Fire, DeMartini, who had been burned out of his Rincon Hill house, returned to San Francisco with gold coins from his Lindsay ranch to buy a new house for his family, and selected this one.

ARCHITECTURE: Tall and spacious, with strong vertical thrust, the house has two stories and basement and occupies most of its lot. The quality of this finely-detailed Stick Style building is shown in its squared bays, vertical strip elements, ornate carvings on the bays, porch and gables, brackets supporting the eaves, and original wrought iron rail around the small front garden.

The Page Street facade is distinguished by the squared, two-story bays on the western half and the entry porch on the easterly; at ground floor level, these are marked by identical cornice lines, ornamental friezes and miniature gables. These motifs are repeated on the squared bays of the Laguna Street facade, as well as on the flatter ground floor windows of that facade. Carved roof line gables surmount the squared bays on each facade. The entry porch is supported by turned round wooden columns enlarging at the top to floral sprays; the porch roof is surmounted by a low balustrade with spindle balusters.

All fenestration is regular, consisting of tall, narrow, rectangular windows in simple frames. These frames, and other elements of the facades, have been picked out in white paint contrasting with the gray of the walls, which are of shiplap timber. The northwest corner of the house is distinguished by its round, two-story corner bays, surmounted by a conical roof and dormer. The other building corners are decorated with flat, fluted pilasters. The roof is semi mansard, without windows.

LAND USE: Surrounding land use is primarily residential, including both single and multiple-family dwellings and boarding houses. Across Laguna Street is a residence for girls. Across Page Street are a mini-park and law offices occupying a Victorian house. U.C. Extension is one block to the south. Zoning of this house and the surrounding area is R-4. Currently the house is used for Law offices under a conditional use authorization.