



SAN FRANCISCO PLANNING DEPARTMENT

National Register Nomination Case Report

HEARING DATE: JULY 16, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 3, 2014
Case No.: **2014.0860U**
Project Address: **1772 Vallejo Street (Burr House)**
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0552/029
Project Sponsor: Carol Roland-Nawi, Ph.D., State Historic Preservation Officer
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
Staff Contact: Jonathan Lammers – (415) 575-9093
jonathan.lammers@sfgov.org
Reviewed By: Timothy Frye – (415) 575-6822
tim.frye@sfgov.org
Recommendation: **Send resolution of findings recommending that, subject to revisions, OHP approve nomination of the subject property to the National Register**

BACKGROUND

In its capacity as a Certified Local Government (CLG), the City and County of San Francisco is given the opportunity to comment on nominations to the National Register of Historic Places (National Register). Listing on the National Register of Historic Places provides recognition by the federal government of a building's or district's architectural and historical significance. The nomination materials for the individual listing of the Burr House at 1772 Vallejo Street were prepared by Shannon Ferguson of Chattel, Inc.

PROPERTY DESCRIPTION

1772 Vallejo Street, also known as the Burr House, is located in San Francisco's Pacific Heights neighborhood on the north side of Vallejo Street between Franklin and Gough streets. Designed with a blend of Italianate and Second Empire style influences, the building is a three-story-over-raised-basement single-family dwelling constructed by former San Francisco mayor, Ephraim W. Burr, as a wedding gift for his son, Edmund Burr (a chemical engineer), and his wife Anna Barnard. The design is attributed to the builder, Edmund M. Wharf. The property also includes two other buildings: a one-story, wood-frame vernacular cottage behind the main house, as well as an adjacent one-story, wood-frame automobile garage.

The Burr House was described in the 1968 Junior League publication, *Here Today – San Francisco's Architectural Heritage* as "... one of the best preserved residences of the period, it is a fine example of the

- Criterion C (Design/Construction): 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
- Criterion D (Information Potential): that yielded, or may likely yield, information important in prehistory or history.

According to the nomination's summary, the Burr House is locally significant and eligible for the National Register under Criterion C (Design/Construction) for being an exceptional example of an intact nineteenth century residential property in a dense urban environment. The identified period of significance is 1875 to 1913. This period begins with the house's attributed construction date and ends with the construction of the building's porch, which has gained significance in its own right. According to the nomination, the Burr House retains a high degree of exterior integrity from the period of significance, although the interior was remodeled in 1996-1997.

The Department agrees that the property is locally significant under Criterion C for its architecture and design. It is an extremely rare example of an Italianate and Second Empire style residence located within an intact garden setting, and exemplifies the type of Gilded Age properties constructed in Pacific Heights during the last quarter of the nineteenth century. However, the Department feels that both the rear cottage and garden should be identified as contributing features of the property, as they were in the 2013 Mills Act contract.

As discussed above, the cottage was constructed circa 1878 as a chemistry workshop for Edmund Burr, and thus conveys an intimate association with the property. While the cottage's vernacular design contrasts sharply with the lavish ornamentation of the main house, it nevertheless represents an exceedingly well preserved building that embodies the distinctive characteristics of a type, period and method of construction. During the Victorian era, it was not uncommon for larger residences to include one or more outbuildings on the property, and their exteriors were frequently far less embellished than the primary residence. Indeed, the 1893 Sanborn map of the subject block shows that two adjacent residences (no longer extant) also featured outbuildings in the rear of their lots. According to the nomination, the cottage retains exterior integrity, featuring the same unpainted vertical wood siding, wood sash windows and pergola as seen in historic photos.

Similarly, the Department finds that the garden setting should be identified as a contributing feature of the property. The garden setting was specifically called out in the property's landmark designation ordinance, and its presence greatly enhances the property's ability to convey its association with Victorian era design and aesthetics. It's important relationship to the property is amply evidenced by the original 1878 Spring Valley Water Company service record, which shows that 200 yards of irrigation were to be used (the scale is indicative of the lot's original, larger size). The garden does not retain sufficient integrity to be considered a historic designed landscape under the identified period of significance, as it

has undergone various changes over time, including the removal of a historic greenhouse and re-landscaping in 1997. Nevertheless, its essential nature as an open space marked by various plantings has remained intact throughout the property's history, and it remains a character-defining feature of the Burr House's setting.

Other, more minor clarifications and revisions include the following:

- Section 1-6, p.3: As discussed above, the Department finds that the number of resources on the property should be identified as 2 contributing buildings (main house and rear cottage) and 1 contributing site (garden).
- Section 7, p.4: Specify the rear cottage was constructed circa 1878. See also Continuation Sheet Section 8, p.2.
- Section 7, p.4. Sanborn maps indicate that the configuration of the porch appears to have shifted between 1905 and 1913, rather than 1899 and 1913. See also Section 8, p.6 for Significant Dates, as well as Continuation Sheet Section 7, p.3.
- Continuation Sheet Section 8, p.2: As previously discussed, the original 1878 Spring Valley Water Company service record for the property indicates that the rear cottage (labeled as "laboratory" on the service record), was constructed at the same time as the main house. Likewise, both the 1899 and 1905 Sanborn maps label the rear cottage as "assaying," implying it was used by Edmund Burr as a chemistry workshop for at least 27 years.
- Continuation Sheet Section 8, p.7: The San Francisco Property Information Map shows that the William Wurster designed residence at 1641 Green Street was constructed in 1940, rather than 1942.
- Continuation Sheet Section 8, p.8: As discussed above, the Department finds that the cottage is significant under Criterion C as a well-preserved example of a Victorian outbuilding associated with a larger residence, and thus is a good example of a type, period and method of construction. The Department does not find that the cottage is significant under Criterion A for its association with historic events.
- Figures 6 and 7: These site plans shows the cottage and garden as contributing features. The Department finds that this is appropriate, but it is inconsistent with the finding in the nomination that the cottage and garden are not contributing elements of the property.

ACTION REQUESTED

- Review the completed National Register of Historic Places Registration Form;
- Provide comments on whether the Burr House meets the criteria of significance of the National Register; and
- Recommend or not recommend the nomination of the Burr House for listing on the National Register.

BASIS FOR RECOMMENDATION

- The property is eligible for listing on the National Register of Historic Places under Criterion C (Design/Construction).

RECOMMENDATION: Send resolution of findings recommending that, subject to revisions, SHPO should approve nomination of the property to the National Register

Attachments:

Draft Resolution

Letter from Carol Roland-Nawi, Ph.D., State Historic Preservation Officer

National Register of Historic Places Registration Form

Ordinance and Case Report for Landmark No. 31



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. XXX

HEARING DATE: JULY 16, 2014

Date: July 7, 2014
Case No.: 2014.0860U
Project Address: 1772 Vallejo Street (Burr House)
Zoning: RH-2 (Residential-House, Two Family), 40-X Height and Bulk District
Block/Lot: 0552/029
Project Sponsor: Carol Roland-Nawi, Ph.D., State Historic Preservation Officer
California Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
Staff Contact: Jonathan Lammers – (415) 575-9093
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ADOPTING FINDINGS RECOMMENDING TO THE STATE HISTORIC PRESERVATION OFFICER THAT 1772 VALLEJO STREET (THE BURR HOUSE), LOT 029 IN ASSESSOR'S BLOCK 0552, BE NOMINATED TO THE NATIONAL REGISTER OF HISTORIC PLACES AND THAT, SUBJECT TO REVISIONS, THE OFFICE OF HISTORIC PRESERVATION PROCESS THE NATIONAL REGISTER NOMINATION.

PREAMBLE

WHEREAS, On May 30, 2014, Carol Roland-Nawi, Ph.D., State Historic Preservation Officer, forwarded a request to the San Francisco Planning Department (hereinafter "Department") for review and comment on the nomination of 1772 Vallejo Street, also known as the Burr House, on Lot 029 in Assessor's Block 0552, to the National Register of Historic Places (hereinafter "National Register").

WHEREAS, Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (hereinafter "OHP") and the City and County of San Francisco, the Historic Preservation Commission (hereinafter "Commission") is provided with a forty-five (45) day review and comment period to provide written comments to the OHP before the State Historical Resources Commission takes action on the above-stated National Register nomination.

WHEREAS, The National Register is the official list of the Nation's cultural resources worthy of preservation. The National Register's criteria for evaluating the significance of properties were designed to recognize the accomplishments of all peoples who have made a contribution to the Nation's heritage in the areas of Events, Persons, Design/Construction, and Information Potential. The

four National Register criteria are designed to guide state and local governments, federal agencies and others in evaluating potential entries into the National Register.

WHEREAS, At its hearing on July 16, 2014, the Commission, acting in its capacity as San Francisco's Certified Local Government Commission, reviewed the nomination of 1772 Vallejo Street, the Burr House, to the National Register.

WHEREAS, In reviewing the nomination, the Commission has had available for its review and consideration reports, photographs, and other materials pertaining to the nomination contained in the Department's case file, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

WHEREAS, According to the nomination's summary, 1772 Vallejo Street, the Burr House, is locally significant under National Register Criterion C (Design/Construction) for being an exceptional example of a circa 1878 Italianate and Second Empire style residence located within an intact garden setting.

WHEREAS, The Commission recognizes that 1772 Vallejo Street, the Burr House, was listed as San Francisco Landmark No. 31 in 1970, and that the Landmark ordinance specifically mentions that the garden setting is an important aspect of the property.

WHEREAS, The property also includes a circa 1878 vernacular style cottage in the rear of the main house, which was constructed as a chemistry laboratory for owner, Edmund Burr.

WHEREAS, The Commission agrees that the property is locally significant under National Register Criteria C (Design/Construction), but also finds that the nomination should include the rear cottage and garden as contributing elements of the property.

WHEREAS, The Commission relies on National Register nominations as vital documentation and evidence for the significance of historic resources in San Francisco, the nomination would benefit from additional minor clarifications as outlined in the Planning Department's National Register Nomination Case Report.

WHEREAS, Properties listed in the National Register of Historic Places are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby supports the nomination of 1772 Vallejo Street, the Burr House, to the National Register, but **recommends** that it be revised to include the rear cottage and garden as contributing features, and that the nomination include minor clarifications as outlined in the Planning Department's National Register Nomination Case Report.

BE IT FURTHER RESOLVED that, subject to these revisions, the Historic Preservation Commission hereby **recommends** that the property located at 1772 Vallejo Street, the Burr House, as well as its rear cottage and garden, located on Lot 029 in Assessor's Block 0552, be nominated to the National Register of Historic Places, and that the Office of Historic Preservation process the National Register nomination.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Motion, and other pertinent materials in the case file 2014.0860U to the State Historic Preservation Officer.

I hereby certify that the foregoing Motion was **Adopted** by the Historic Preservation Commission on July 16, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: July 16, 2014

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov



May 30, 2014

Tim Frye
Preservation Coordinator
Planning Department
1650 Mission Street
San Francisco, California 94103-2414

**RE: Historic Preservation Commission Review and Comment on the Nomination of
Burr House to the National Register of Historic Places**

Dear Mr. Frye:

Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (OHP) and your governmental entity, we are providing your historic preservation commission with a sixty (60) day review and comment period before the State Historical Resources Commission (SHRC) takes action on the above-stated National Register of Historic Places (National Register) nomination at its next meeting. Details on the meeting are enclosed.

As a Certified Local Government under the National Historic Preservation Act of 1966, as amended, your commission may prepare a report as to whether or not such property, in its opinion, meets the criteria for the National Register. Your commission's report should be presented to the Chief Elected Local Official for transmission, along with their comments, to California State Parks, Attn: Office of Historic Preservation, Carol Roland-Nawi, Ph.D., State Historic Preservation Officer, 1725 23rd Street, Suite 100, Sacramento, California 95816. So that the SHRC may have adequate time to consider the comments, it is requested, but not required, that OHP receives written comments fifteen (15) days before the SHRC's meeting. If you have questions or require further information, please contact the Registration Unit at (916) 445-7008.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

Supplemental information on the National Register is available at our website at the following address: www.ohp.parks.ca.gov.

Thank you for your assistance in this program.

Sincerely,

A handwritten signature in black ink that reads "Carol Roland-Nawi, Ph.D.".

Carol Roland-Nawi, Ph.D.,
State Historic Preservation Officer

Enclosures: Nomination, Meeting Notice

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Burr House

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1772 Vallejo Street

City or town: San Francisco State: CA County: San Francisco - 075

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Burr House
Name of Property

San Francisco, CA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Burr House
Name of Property

San Francisco, CA
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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Burr House
Name of Property

San Francisco, CA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate/Second Empire

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Brick

Wood

Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Burr House is bounded by Gough Street to the west, Franklin Street to the east, Green Street to the north and Vallejo Street to the south in the Cow Hollow neighborhood of San Francisco, California. The house is located in a predominantly urban residential area and is oriented south toward Vallejo Street. Constructed circa 1878, the three-story plus basement, wood-frame, Italianate style house with multiple angled bay windows and mansard roof sits on a brick foundation at the west side of the large rectangular parcel. The one-story covered porch was altered sometime between 1899 and 1913 and has attained significance. Also on the parcel is a one-story, wood-frame cottage constructed sometime between 1878 and 1893 that is located at the northwest portion of the parcel. West of the cottage, is a one-story, wood-frame garage constructed sometime between 1913 and 1938. The buildings are bordered on the east side by a lush garden setting consisting of a terraced lawn, mature trees, and shrubs. The house retains a high degree of integrity from the period of significance (c. 1878-1913).

Burr House
Name of Property

San Francisco, CA
County and State

Narrative Description

Pittosporum street trees border the property at Vallejo Street. At the south, fronting the street is a low concrete wall topped with a wrought iron fence with a wrought iron entry gate at the center and a contemporary wrought iron automatic driveway gate at the west. North of the wall is a formally landscaped garden with box hedges and rose bushes. A brick retaining wall fronts a recessed area adjacent to the brick basement wall. The recessed area is paved in brick and filled with potted trees and rose bushes. The concrete wall with wrought iron borders this area of the garden on the west, separating it from the driveway. At the west perimeter is a mature tree, brick wall and concrete driveway that leads to the rear of the property. (see continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Burr House
Name of Property

San Francisco, CA
County and State

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

c.1878-1913

Significant Dates

c. 1878
c. 1899-1913
1970

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Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Wharf, Edmund M. (attributed)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Burr House is eligible for the National Register under criterion C for its architecture as an Italianate and Second Empire style house. It is an exceptional example of an intact nineteenth century residence that retains a high degree of integrity. The period of significance is 1878-1913, which represents the estimated construction date of the house and construction of the porch.

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Name of Property

San Francisco, CA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

1890 through 1940 United State Federal Census Records. 2012. Ancestry.com. May 2013
<<http://www.ancestry.com>>.

Ancestry. California Death Records. May 2013
<<http://vitals.rootsweb.ancestry.com/ca/death/search.cgi>>.

Assessor-Recorder, City and County of San Francisco. "Block/Lot 552/029" Assessor's Map.
San Francisco, 1995.

Birnbaum, Charles A., "Preservation Brief 36: Protecting Cultural Landscapes: Planning,
Treatment and Management of Historic Landscapes." Washington D.C.: National
Park Service, 1994.

Bloomfield, Anne and Arthur Bloomfield, "Gables and Fables: A Portriat of San Francisco's
Pacific Heights." Berkeley: Heydey, 2007.

California Historical Society, Burr-Allyne Family Papers and Photographs 1839-2012.

City of San Francisco, City Planning Commission, Resolution 6395, May 3, 1970.

Hakenen, Ilza. "Ephraim Willard Burr, A California Pioneer." Masters Thesis, Humboldt
State University, 2008.

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation.
Washington D.C.: National Park Service, 1990, revised 2002.

Sanborn Fire Insurance Company. "San Francisco Vol. 4 Sheet 90b." Digital Sanborn Maps.
<<<http://sanborn.umi.com.ezproxy.lapl.org/>>>.

Sanborn Fire Insurance Company. "San Francisco Vol. 3 Sheet 263." Digital Sanborn Maps.
<<<http://sanborn.umi.com.ezproxy.lapl.org/>>>.

Sanborn Fire Insurance Company. "San Francisco Vol. 3 Sheet 228." Digital Sanborn Maps.
<<<http://sanborn.umi.com.ezproxy.lapl.org/>>>.

Sanborn Fire Insurance Company. "San Francisco Vol. 3 Sheet 228 updated to 1950." Digital
Sanborn Maps. <<<http://sanborn.umi.com.ezproxy.lapl.org/>>>.

San Francisco Department of Building Inspection, building permits on file for Block/Lot
552/029

Burr House
Name of Property

San Francisco, CA
County and State

San Francisco Public Library. May 2013. <<http://www.sfpl.org>>.

San Francisco Public Library, San Francisco Historical Photograph Collection

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: California Historical Society, San Francisco Planning Department

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acres of Property 12,535 square feet

Block/Lot 552/029

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Burr House
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- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at a point on the northerly line of Vallejo Street distant thereon 82 feet 6 inches east of Gough Street; running thence northerly 137 feet 6 inches, thence at a right angle easterly 91 feet 2 inches; thence at a right angle southerly 137 feet 6 inches to the said northerly line of Vallejo Street; thence along said line of Vallejo Street westerly 91 feet 2 inches to the point of beginning; being lot 13 in Assessor's Block 552.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the entire legal parcel because it is a buffer between the densely developed neighborhood and the house and reinforces integrity of setting, feeling and association with the nineteenth century when the house was constructed.

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Name of Property

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11. Form Prepared By

name/title: Shannon Ferguson, Senior Associate
organization: Chattel, Inc.
street & number: 71 Stevenson Street, Suite 400
city or town: San Francisco state: CA zip code: 94106
e-mail: shannon@chattel.us
telephone: (415) 264-9529
date: March 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to

Burr House
Name of Property

San Francisco, CA
County and State

the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Burr House

City or Vicinity: San Francisco

County: San Francisco

State: CA

Photographer: Chattel, Inc.

Date Photographed: 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Site, view north.
- 2 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Garden setting, view west.
- 3 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Garden setting, view northwest.
- 4 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Recessed area north of formal garden, garden setting, view west.
- 5 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Garden setting, view northwest.
- 6 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Garden setting, view southeast.
- 7 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. View of garden setting from contemporary rear porch, view northeast.
- 8 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Aerial view of garden setting, view west.
- 9 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Aerial view of garden setting. Note garage and cottage roofs, view northwest.
- 10 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. South façade of house, view north.
- 11 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. West elevation of house, view northeast.
- 12 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. North elevation of house, view south.
- 13 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. East elevation (left) and north elevation (right) of house, view southwest.

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- 14 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. East elevation of house, view northwest. Note garden setting.
- 15 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Aerial view of roof of house, view northwest.
- 16 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Hall, basement, view east.
- 17 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Bedroom, basement, view southwest.
- 18 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Bathroom, basement, view southeast.
- 19 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Utility room, basement, view west.
- 20 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Laundry room, basement, view northwest.
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- 32 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Bedroom, second floor, view southeast.
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- 43 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. East elevation of cottage, view west.
- 44 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Interior of cottage, view northwest.
- 45 of 45.** Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. South façade of garage, view northwest.

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Narrative Description (continued)

East of the house is a scored concrete path that leads to the porch. The path is bordered by a large, mature ficus tree. A flagstone path borders the east elevation of the house where another large mature tree is located northeast of the porch. East of the paths is a terraced grass lawn with fountain at the center. Flagstone steps lead to the lower terrace which is bordered by low stone walls at the north and south. The east edge of the lot is marked by a tall concrete wall that belongs to the adjacent apartment building, and is covered with climbing vines. Three young trees and three mature acacia trees are planted next to the wall. The north portion of the property contains two outbuildings: a one-story garage at the northwest corner and a one-story cottage adjacent to the east. A wood deck is located at the northeast corner of the property and is bordered by a lattice wood fence that marks the northern boundary of the property. A concrete parking pad is located between the house and outbuildings. A flagstone path leads from the parking pad to the cottage deck and is bordered by mature plantings.

The house is a three-story plus brick basement, single-family home designed in the Italianate style with a Second Empire mansard roof. Roughly rectangular in plan, the wood-frame building has a mansard third story and a flat roof covered in rolled asphalt. It is clad in horizontal wood siding at the first and second stories and scalloped wood shingles at the third story. The primary façade faces south and features two angled bay windows that span the first through second floors. On the first and second stories, the fenestration pattern consists of double-hung, wood sash windows with paired segmental arched windows in the front bay and single arched windows in the angled bays. Windows have ornately carved hood molding with a shell at the front bay and are flanked by wood colonnettes. An overhanging cornice with wood brackets separates the second and third stories. The third story features angled dormer with double-hung, wood sash windows with arched top and elaborate hood molding.

The east elevation faces the garden. A covered entry porch is located at the south end of the elevation. The porch is supported by a raised painted brick foundation covered in stucco and wood steps with heavy carved wood balusters leading to the double glass and wood paneled front door. The flat porch roof is supported by columns and has a carved wood cornice and balusters. At the basement level beneath the porch is a glass and wood paneled door with sidelights and arched transom. Two double-hung, multi-light, wood-sash arched windows are located to the north. At the first story, north of the porch, is a double-hung, wood sash window with leaded glass and elaborate hood molding. The second story features a paired segmental arched double-hung, wood-sash window (the north window has leaded glass) with hood molding. To the north is a single arched double-hung, wood-sash window with hood molding. The third story has two arched dormers with elaborately carved hood molding and double-hung, wood sash windows with arched top.

The north elevation basement level features two double-hung, multi-light, wood-sash arched windows and a paneled wood door with concrete steps. The first story has a contemporary wood deck with wood balusters and stairs that spans the width of the house. Fenestration at this level consists of large contemporary wood sash, fixed windows with arched transom flanking a contemporary glass door with

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arched transom. The second story features an angled bay window similar to those on the south façade and two segmental arched double-hung, wood-sash windows with elaborately carved hood molding. The third story has an angled dormer with double-hung, wood sash windows with arched top and elaborate hood molding. An arched dormer window with hood molding and double-hung, wood sash windows with arched top is located to the west. A fire escape is located at the second and third stories at the west end of this elevation.

The west elevation basement level has one arched, multi-light, double-hung, wood-sash window at the north end and one fixed arched window at the south end. This elevation features an angled bay window at the first through second stories and an additional window south of the angled bay. At the third story is an angled dormer with double-hung, wood sash windows with arched top and hood molding and two additional dormers with elaborately carved hood molding and double-hung, wood sash window with arched top.

Interior

The basement contains storage rooms, a wine cellar and a guest bedroom at the south end. The west end has a bathroom with contemporary fixtures and a mechanical room. At the north end is a fitness room and a laundry room with rear access to the north portion of the lot. At the center of the basement is a wide hallway with door at the east and stairs to the first floor. The first floor contains the public rooms of the house including a foyer with curving staircase, powder room, library, living room, dining room and eat-in kitchen. The second floor has two bedrooms at the south end, a bathroom and master bedroom walk-in closet at the east end, a third bedroom at the west end, and the master bedroom, and bathroom at the north end. The third floor contains an office and bathroom and the north. The family room at the south side is clad in redwood paneling with glass fronted wood cabinets on the north side. A skylight enclosed by a railing is located near the cabinets.

Outbuildings

The cottage is a one-story, wood-frame building with a gable roof covered in asphalt shingles. It sits on an unreinforced brick foundation and is clad in unpainted vertical wood siding. A brick chimney is located at the west end of the gable. Fenestration consists of six-over-six, double-hung, wood-sash windows. One window is located off-centered on the east elevation. Paired windows flank the centered wood door, which is sheltered by a vine covered pergola. Additional vines partially cover the cottage and mature plantings are located at the foundation. The west elevation of the cottage is obscured by the adjacent garage. The north elevation faces the adjacent property and is not visible.

Located at the northwest corner of the property is a two-car garage. The one-story, wood-frame structure is clad in stucco and has a flat roof with parapet covered in rolled asphalt. Two roll up doors are located on the south elevation.

Alterations

The exterior of the house has been minimally altered since its completion in 1878. Historic photographs show that the current columns and roof on the porch at the east elevation are an alteration. Historic

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photographs and Sanborn maps indicate this was added to the existing porch sometime between 1899 and 1913. As an integral architectural feature of the main entrance, it has attained significance. Other exterior alterations to the house include replacement of the deck at the north elevation (1997). Sanborn maps show that the north elevation had a one-story porch and bay window until at least 1950. On the interior, building permits indicate that minimal structural work consisting of added concrete masonry units (CMU) at basement and partial retrofit of unreinforced brick masonry (1978, 1996), some fire/life safety upgrades (1997), and interior remodeling of kitchen and bathrooms (1996). With the exception of the third floor family room, the interior of the house appears to have undergone numerous alterations over time and does not retain integrity. Historic photographs show the family room retains its original wood paneling, bookcases and skylight with the only alteration being the addition of a bar. Landscape plans show that the garden was altered most recently in 1997 with a formal, designed landscape. The cottage appears on the 1893 Sanborn map and historic photographs show the unpainted vertical wood siding, wood sash windows and pergola that exists today. The interior was remodeled in 1996-1997 and does not retain integrity. No building permits or historic photographs exist for the garage, but it appears in a 1938 aerial photograph, suggesting it was constructed between 1913 and 1938 and is therefore outside of the period of significance.

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Narrative Statement of Significance (continued)

Property History

At the time the Burr House was constructed, Cow Hollow was a relatively undeveloped area of the city. Block Books show that Ephraim Willard Burr owned numerous parcels in a 20 block area east-west from Larkin to Laguna streets and north-south from Filbert to Vallejo streets in Cow Hollow. The Burr house was constructed circa 1878 on parcel 29, and the property originally encompassed two lots, extending through to Green Street.¹

Historic photographs show the house set within a large garden planted with trees, shrubs, grasses and flowering bushes. Narrow pathways paved in brick wound between the house and outbuildings. The plantings and pathways appear to be unplanned and not formally designed, reflecting the rural character of the agricultural surroundings of Cow Hollow at the time of construction. The garden was altered in 1997 with a formal, designed landscape.

Although City Landmark designation text states that the house was constructed in 1875 by Ephraim Willard Burr (1809-1894) as a wedding present for his son Edmund Coffin Burr (1846-1927), water tap records show that Ephraim Burr did not turn on water service until on August 2, 1878, indicating that the construction date may not be 1875, but three years later. Because no records from 1875 exist to confirm the exact construction date, the water service record is used as the circa 1878 construction date.

Additionally, the 1879 San Francisco City Directory lists Edmund Burr's address as 1722 Vallejo Street; an early address of the house, confirming that the house had been constructed by this time.

The architect of the house is unconfirmed. Landmark designation text and the book *Here Today: San Francisco's Architectural Heritage* attribute the house to architect Edmund M. Wharff, while architectural historian Anne Bloomfield credits the house to William H. Wharff, a builder and neighbor of the Burr family who constructed several houses in Pacific Heights. Gary A. Goss and Bill Kostura, architectural historians, believe the house was designed by Thomas J. Welsh, who designed many churches for the San Francisco Archdiocese, including Sacred Heart at Fell and Fillmore streets, and numerous homes for prominent San Franciscans. However, these attributions seems unlikely. Construction was supervised by Anna Barnard's father, Thomas Barnard, a builder from Nantucket.²

In *Here Today: San Francisco's Architectural Heritage*, authors Roger Olmstead and T.H. Watkins note that during the 1906 earthquake, the house, "slipped off its foundations and ninety-three jacks were required to lift it back."³ However the house may not have completely slipped off its foundation as Burr family correspondence provides that "the front porch and step were badly shaken and the moulding just above the brick foundation was badly displaced by the terrific shaking."⁴ Early undated historic

¹ The northern lot was split off in 1971.

² Bloomfield, Anne and Arthur Bloomfield, "Gables and Fables". Berkeley: Heydey, 1997;

³ Roger Olmstead and T.H. Watkins, *Here today: San Francisco's architectural heritage* (San Francisco: Chronicle Books, 1968),

⁴ Letter to Lucy Burr Holman from E. Willard Burr, April 27, 1906. Burr-Allyne Family Papers and Photographs, 1839-2012, Box 2, Folder 28, California Historical Society.

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photographs show that the existing porch stoop is original to the house. A comparison of the 1899 and 1913 Sanborn maps show that the porch was altered during this time period. The existing columns and roof may have been added during this time, possibly after the damage caused by the earthquake.

The house was designated City Landmark No. 31 on May 3, 1970. In 1970, owner Georgiana G. Stevens represented by attorney Rubin Glickman applied for a conditional use permit to “convert the dwelling to professional offices for no more than four attorneys with their secretaries. Off-street parking for approximately ten automobiles would be provided in the rear yard. The building exterior would not be altered and no signs would be erected.”⁵ In 1974, a conditional use permit was granted to add additional professional offices in the building;⁶ the number of offices is unknown. A building permit was filed by Jonathan Manor, Inc. on February 28, 1974 for demolition of the rear stair and porch, replacement of driveway, demolition of rear garage and shed (likely the cottage) to provide for twelve to eighteen off-street parking spaces required by the additional offices. However, the permit was later cancelled on January 23, 1975 and the work never took place. Limited concrete masonry unit walls were constructed in 1978 and later bolted to the unreinforced brick foundation in 1996. The kitchen and bathrooms were also remodeled at this time. Fire sprinklers were installed and the rear porch was replaced in 1997.

There are two other outbuildings on the parcel, a cottage and garage. No records exist to confirm the exact construction date of the cottage. It appears on the 1893 Sanborn map labeled as a “shed” with a brick chimney. On the 1899 Sanborn map it is labeled as “assaying,” indicating it was used as a chemical laboratory for occupant Edmund Burr. It is also documented in undated historic photographs that show it has undergone very few exterior alterations. The interior, however, was remodeled in 1997. There is also a one-story, two-car garage located at the northwest of the house. No records exist of the exact construction date or architect of the garage, however Sanborn maps and aerial photos indicate the garage was constructed sometime between 1913 and 1938.

According to Sanborn maps and historic photographs, there were two other outbuildings constructed by the Burr family. The 1893 Sanborn map shows a greenhouse (no longer extant) east of the house. Planning Department file records indicate that it was located on the lower terrace of the current lawn near the stone retaining walls and that it was still extant in 1970. A one-story Arts and Crafts style photography studio was constructed for Alice Burr on the northern portion of the property bordering Green Street in 1916. It was designed by Henry H. Gutterson, who also designed a remodel of the studio in 1937 that raised the building and added a new first story, making the building two stories.⁷ In 1971, the northern lot containing the photography studio was sold, becoming a separately owned parcel.⁸ This building is extant, but is no longer a part of the property.

⁵ City Planning Commission Case Report for Hearing on December 3, 1970, Case No. CU70.91.

⁶ City Planning Commission Case Report for Hearing on January 10, 1974, Case No. CU73.66.

⁷ Alice Burr specifications, blueprints and articles of incorporation for construction of studio 1916 July 14-1917 January 10. Box 28, Folder 21, California Historical Society.

⁸ City and County of San Francisco Deed Records, January 25, 1971, Book 487, page 340.

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Section number 8 Page 3Ownership History

The parcel was first owned by Ephraim W. Burr. He constructed the house as a wedding gift for his son Edmund Burr and Anna Barnard and together they raised three daughters, Elsie, Marian, and Alice in the house. Daughters Marian and Alice resided in the house until their deaths in 1966 and 1968, respectively. The house was likely purchased by Martha Gerbode after Alice's death. Gerbode was an environmentalist and philanthropist in the Bay Area and Hawaii. She had an interest in historic preservation and environmental protection and often purchased real estate for these purposes.⁹ Gerbode owned the property for a brief period of time. Gerbode was friends with Georgiana G. Stevens, a writer and expert on the Mideast.¹⁰ Stevens acquired the property in late 1969. Georgiana G. Stevens split the northern parcel off from the property in 1970 and successfully designated the property a local landmark the same year. She sold the property to attorney Rubin Glickman in 1971 and kept the northern parcel with the Arts and Crafts studio for herself.¹¹ Glickman, a graduate of Northwestern Law School with a focus in real estate, moved from Chicago to San Francisco in the 1960s. He claims to have once represented Janis Joplin, Bill Graham, and members of the Grateful Dead and Jefferson Airplane. He also represented Bay Area drug rehabilitation centers such as Synanon and Delancey Street with facility acquisition and Glide Church's housing project adjoining the church. He currently serves as chairman on the Mayor's Physical Fitness Council. Other prior governmental appointments include commissioner and chairman of the San Francisco Redevelopment Agency and appointments to the Metropolitan Transportation Commission and California State Coastal Conservancy.¹² Glickman sold the property to Jonathan Manor, Inc. in 1972.¹³ Manor applied for a conditional use permit to use the house as lawyers' offices. In 1975, the property was purchased by International Transactional, Inc.¹⁴ It was sold to Ralph H. Baxter, Jr. in 1995¹⁵ and Baxter converted it back to a residential property. The property was purchased by the present owner, The Moran Trust in 2012.¹⁶

History of Cow Hollow

This history of the Burr family and the history of the development of Cow Hollow neighborhood are intimately tied. Ephraim Burr had a great deal of influence on the development of Cow Hollow because of his ownership of numerous lots in the neighborhood (see historic maps). Soon after moving to San Francisco, his wife Abby (née Miller) sought out a good place for their family home in the undeveloped area north of Market Street. A 100 Vara survey of Cow Hollow conducted by Alcade Leavenworth in 1848 had a street grid that was placed at a 45 degree angle similar to the grid of south of Market Street. A lot located just south of a freshwater lagoon in Cow Hollow appealed to Burr's family, as it sat north

⁹ *Martha Alexander Gerbode (1909-1971), environmentalist, philanthropist, and volunteer in the San Francisco Bay Area and Hawaii: oral history transcript*, University of California Berkeley Regional Oral History Office University of California The Bancroft Library Berkeley, California, 1995.

¹⁰ Obituary, Georgiana Gerlinger Stevens. <http://www.sfgate.com/bayarea/article/Georgiana-Gerlinger-Stevens-writer-expert-on-2762337.php>. Accessed April 12, 2013.

¹¹ City and County of San Francisco Deed Records, January 25, 1971, Book 487, page 340.

¹² Ruben Glickman Biography, <http://www.sfgov3.org/index.aspx?page=1188>. Accessed April 12, 2013.

¹³ City and County of San Francisco Deed Records, September 2, 1972, Book 694, page 600.

¹⁴ City and County of San Francisco Deed Records, September 13, 1974, Book 930, page 269.

¹⁵ City and County of San Francisco Deed Records, September 15, 1995, Book 467, page 297

¹⁶ City and County of San Francisco Deed Records, December 20, 2012, Book 797, page 142.

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of the city with a view of the Golden Gate.¹⁷ At the same time, Burr also purchased several lots to the northwest. This same area had appealed to George William Hatman, who purchased the land roughly bounded by Union, Filbert, Franklin and Gough, to set up a dairy in 1861.¹⁸ Hatman's dairy contained 60 cows and was one of 30 dairies that sprung up in the area, with some dairies containing over 200 cows,¹⁹ hence the name "Cow Hollow." The area retained its rural feel for a number of years and for this reason was an attractive site for residents seeking to build houses adjacent to the rapidly developing city.

As the city development expanded north and west towards these rural dairies, citizens became concerned about the health hazards presented by the cows as the urban and rural environments collided. Ephraim Burr was one of these citizens directly affected by the unsanitary conditions when his eldest son, Willard Child, contracted cholera, likely from contaminated drinking water, and died at the age of 19 in 1855.²⁰ Burr sent a formal complaint to the Court of Sessions calling for the, "abatement of the nuances from slaughter houses and hog ranches bordering upon the running water on the Presidio Road between Pacific Street and the Lagoon."²¹ Although the court ordered immediate closure of slaughterhouses, they were not relocated until 1870, when they were moved to Hunter's Point in the southeast section of San Francisco.²²

The Burr family's land holdings in the area were also affected by the rapidly developing city. As mentioned earlier, the original survey containing land purchased by the Burr family was in line with the street grid placed at a 45-degree angle, similar to the grid south of Market Street. However as the city expanded west and north, it followed a strict North-South grid, forcing the Burr family to renegotiate their property lines in accordance with this new grid.²³ The Ephraim Burr home (no longer extant), once located at Van Ness and Filbert, was forced to be relocated to accommodate the northward expansion of Van Ness Street in 1891.²⁴ This former Burr home was dynamited in 1906 after the earthquake to stop the spread of fire beyond Van Ness Street while the Burr House survived the earthquake and fire, as well as development of the neighborhood into an urban area.

History of the Burr Family

Ephraim Willard Burr was born March 7, 1809, in Warren, Rhode Island.²⁵ At the age of 14 Burr began

¹⁷ Ilza Hakenen, "Ephraim Willard Burr: A California Pioneer," Masters Thesis, Humbolt State University, 2008, 18.

¹⁸ Robert O'Brien, "And they Called it Cow Hollow," *San Francisco Chronicle*, January 1947, http://foundsf.org/index.php?title=AND_THEY_CALLED_IT_%22COW_HOLLOW%22.

¹⁹ Ibid.

²⁰ Hakenen, 35.

²¹ John L. Levinson, *Cow Hollow Early Days of a San Francisco Neighborhood from 1776* (San Francisco: San Francisco Yesterday Press, 1976), 29.

²² Ibid., 29.

²³ 100 Vara Survey, prepared by S. Aldrich dated August 31st, 1885, Burr-Allyne family papers, MS 717, California Historical Society. This map contains the existing street grid with an overlay of the original grid of the 100 Vara survey, and identifies the lots owned by the Burr Family.

²⁴ Hakenen, 19. A remnant of the 1848 Alcade Leavenworth survey can be seen in the angled eastern property line of the original parcel that extended through to Green Street. See Sanborn maps for reference.

²⁵ Ilza Hakenen, "Ephraim Willard Burr: A California Pioneer," Masters Thesis, Humbolt State University, 2008, 4.

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his professional career working as a clerk in a general store and soon had the chance to buy the business when the storeowner moved to Provincetown.²⁶ With money saved up from his successful general store, Ephraim went into the shipbuilding and whaling business. In 1849, Burr and his shipbuilding partner, Joseph Smith, formed a professional relationship with N.L. and G. Griswold to enter into the lucrative whaling industry.²⁷ During that same year, Burr headed to California to track down the *Niantic*, a whaling vessel that had been converted into a passenger ship by a rogue sea captain and then abandoned once it reached San Francisco.²⁸ Burr's arrival on the west coast was the perfect moment for a budding businessman to reap the rewards of the Gold Rush in the rapidly developing city of San Francisco.

Once in San Francisco, Burr became involved in the local economy, politics and society as well. Soon after his arrival, Burr purchased a small shipping vessel and set up a general store with John Mattoon and Edmund Maston, forming Burr, Mattoon and Company in 1850.²⁹ Burr soon had a number of stores running in the city and within a few years sent for his wife, Abby and their five children, Willard Child, Clarence C., Lucy E., Mary Newell, and Edmund Coffin, to move to California.³⁰

In 1854, Burr organized the first savings bank on the west coast, the San Francisco Accumulating Fund Association (later renamed the Savings and Loan Society) and served as president for 21 years.³¹ During this time he also became active in San Francisco's political scene. After a scourge of fires rocked the city in the early 1850s, citizens tired of looting and general lawlessness formed vigilance committees to patrol the city and enforce their own form of law that often resulted in the hanging of suspected criminals.³² After declining two invitations to run for Mayor by one vigilance committee, Burr ran for mayor in 1856 on the "Peoples Reform Ticket."³³ After ousting the City Treasurer, Burr cut the annual city budget in half, by drastically reducing spending on city services.³⁴ During his three years as Mayor, Burr also tried to enforce a stricter moral code on the city and unsuccessfully attempted to ban the sale and distribution of alcohol on Sunday and after 12 a.m.³⁵

Although Burr's political life as mayor lasted only three years, his contributions to the City of San Francisco spanned his lifetime through his financial investments in the city's public and private infrastructure. Burr funded construction of the first cable car when he loaned \$30,000 to Andrew Hallidie's Clay Street Railway Company.³⁶ On the morning of August 1, 1873, Burr, along with a number of other investors, viewed the first successful cable car trip up Clay Street between Kearny and

²⁶ Ibid, 6.

²⁷ Ibid, 8.

²⁸ Ibid, 10.

²⁹ Ibid, 12.

³⁰ A family tree of Ephraim Burr is located at the California Historical Society.

³¹ Jamie Henderson, "Finding Aid to the Burr-Allyne family papers and photographs, 1839-2012 MS 717," California Historical Society, 3.

³² Rand Richards, *Historic San Francisco, A Concise History and Guide* (San Francisco: Heritage House Publishers, 2011), 79.

³³ Hakenen, 29.

³⁴ Hakenen, 33.

³⁵ Hakenen, 37.

³⁶ Hakenen, 43.

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Jones Street.³⁷ Later in life, Burr focused his energies on mining and real estate investments throughout California before passing away July 20, 1894.³⁸

The Burr children continued the Burr legacy as prominent San Francisco figures with a number of real estate and other business ventures. The youngest daughter, Mary Newell, married John Winston Allyne, an emerging San Francisco businessman who later purchased the Pacific Oil and Kerosene Works from the Stanford Brothers (Charles, Josiah and A. Philip) in 1869.³⁹ In 1902, Ephraim Burr's children Edmund, Lucy, Mary, and Clarence, founded the Baden Company, and developed land holdings in Alameda, San Francisco, and San Mateo counties.⁴⁰ The youngest son and first occupant of the Burr House, Edmund, was trained as a chemist in Germany and followed in his father's footsteps with speculations in mining and real estate as well as purchasing the Alameda Sugar Company in 1889⁴¹ after perfecting a sugar refining process.⁴² He maintained a chemical laboratory in the cottage.⁴³

When Edmund Burr married Anna Barnard, it is said he and his wife received the Burr House as a wedding present from his father Ephraim Burr.⁴⁴ Edmund and his wife raised three children in the house, Elsie, Alice, and Marian. While Elsie would move out of the Bay Area after her marriage to neighbor Harry Overstreet, the marriage was short lived and she returned to settle in Berkeley.⁴⁵ The other two sisters, Alice and Marian, remained in the house for the rest of their lives as they pursued a number of interests. Alice graduated from the Clarence White School of Photography in New York in 1916,⁴⁶ where she studied under Clarence White, a major figure in American photography whose students included Dorothea Lange, Paul Outerbridge, and Anton Bruehl. Alice's work is attributed to the school of Pictorialism, a style of photography in the late nineteenth and early twentieth centuries that was based on application of the principles of fine art and on ideas of beauty and nature.⁴⁷ The subjects of her photography were usually San Francisco scenes, including the Burr House property, nature scenes and portraiture. Her lifelong passion for photography led her to experiment with a number of photographic processes, such as bromoil and pigment and the color Autochrome process. There was a series of showings of her work on both the east and west coasts, including at the Santa Barbara Museum of Art in September 2006. Marian Burr was active in the Red Cross and accompanied Alice on a number of trips abroad.^{48,49} Alice and Marian continued the family tradition of real estate development,

³⁷ Tom Matoff, "MUNI History I: The Gilded Age-Entrepreneurial Development, Competition and Consolidation," http://foundsf.org/index.php?title=MUNI_History_I:_The_Gilded_Age--Entrepreneurial_Development,_Competition_and_Consolidation.

³⁸ Henderson, 3.

³⁹ Ibid., 3.

⁴⁰ Ibid., 3.

⁴¹ Ibid., 3.

⁴² San Francisco Planning Department file, Landmark Designation for Burr House, May 7, 1969.

⁴³ Ibid.

⁴⁴ Anne Bloomfield, *Gables and Fables: A Portrait of San Francisco's Pacific Heights*, (San Francisco: Heydey Press, 2007),

20.

⁴⁵ Henderson, 3.

⁴⁶ Ibid., 3.

⁴⁷ Museum of Modern Art, https://www.moma.org/collection/details.php?theme_id=10161.

⁴⁸ International Photography Hall of Fame and Museum, <http://www.iphf.org/hall-of-fame/clarence-h-white/>.

⁴⁹ Ibid., 3.

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commissioning master Bay Area architect William Wurster to design a rental house in 1942 on the land fronting Green Street.⁵⁰ The two sisters remained in the Burr House until they died, Marian in 1966, and Alice in 1968.⁵¹ Deaths of the two sisters ended almost a century of continuous use of the Burr House by the Burr family.

Significance

Although Ephraim Burr was an important figure in the development of the City of San Francisco, his association with the Burr House is limited. Burr originally owned the land and commissioned construction of the house for his son and daughter-in-law. However, he never occupied the house, as the home he shared with his wife Abby was located just a few blocks to the north. The significance of Edmund Burr's work to the sugar refining process has not been established. Alice Burr, Edmund and Anna Burr's daughter, was an accomplished member of an amateur movement in photography that flourished in early twentieth century California. Her 1916 Arts & Crafts studio on the neighboring property was built specifically for her work and is better associated with her productive life.

The Burr House is eligible under Criterion C for its architecture. The house represents a unique combination of Italianate style house topped with a mansard roof that is distinctly Second Empire, and thus presents a hybrid of the two most popular architectural styles of the time. The Italianate style was first popularized in the patternbooks of Andrew Jackson Downing in the 1840s and 1850s, and would be the predominant style for houses built between the 1850s to the 1880s.⁵² Along with Gothic Revival, this style emerged in England and rejected the more formal Classical Revival styles, instead emphasizing the free nature of rambling Italian villas.⁵³ Typical details of the style give an emphasis to the windows, cornices, and doorways, which are often heavily embellished with a variety of decorative motifs. Similar decorative emphasis is found on the Burr House, such as the ornately carved hood molding and wood colonnettes on bay windows. While the Italianate style was popular throughout the Midwest and along the West Coast, Virginia and Lee McAlester note in *A Field Guide to American Houses* that San Francisco contains a high concentration of this style of townhomes constructed side by side in rows as the city, "grew from a village to a principal port."⁵⁴ Unlike the more plentiful rows of urban townhomes being constructed at the same time, the freestanding Burr House was constructed in the relatively undeveloped Cow Hollow area of the city allowing for greater architectural variation and embellishment on more than just the primary façade. The Burr family constructed the house circa 1878 and owned the property until 1969, with the house undergoing very few alterations during that time. Because of the long history of ownership by the Burr family and the relatively few alterations to the house, the Burr House retains integrity of design, materials and workmanship.

Placement and orientation the house on the site highlights its setting. The orientation of the house, with its main entrance facing east towards the garden and not south towards the street, reinforces

⁵⁰ Trieb, Marc, *An Everyday Modernism; the Houses of William Wurster*, Berkeley, University of California Press, 1999, 59-60.

⁵¹ Ibid., 3.

⁵² Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 212.

⁵³ Ibid, 212.

⁵⁴ Ibid, 212.

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the importance the setting has on the subject property. As lots in the neighborhood were subdivided in the 1900s, the subject property was one of the few to retain its original lot size until 1970 when the lot was subdivided. To this day, the garden setting of the Burr House is visible from the street and harkens back to an era when Cow Hollow was a rural outpost to burgeoning San Francisco. Although the garden no longer retains integrity from the period of significance, it provides a sense of openness and breathing room from dense neighboring buildings, allowing the house to retain integrity of setting, feeling and association with the late nineteenth century.

Although the cottage retains integrity, it is not significant under Criterion C. No records exist to confirm the builder or architect, nor is it an exceptional example of a particular style of architecture. The cottage may be significant under criterion A, as it shows the family's development and use of the property over time, however further evaluation of the historic context and significance of the cottage is beyond the scope of this nomination.

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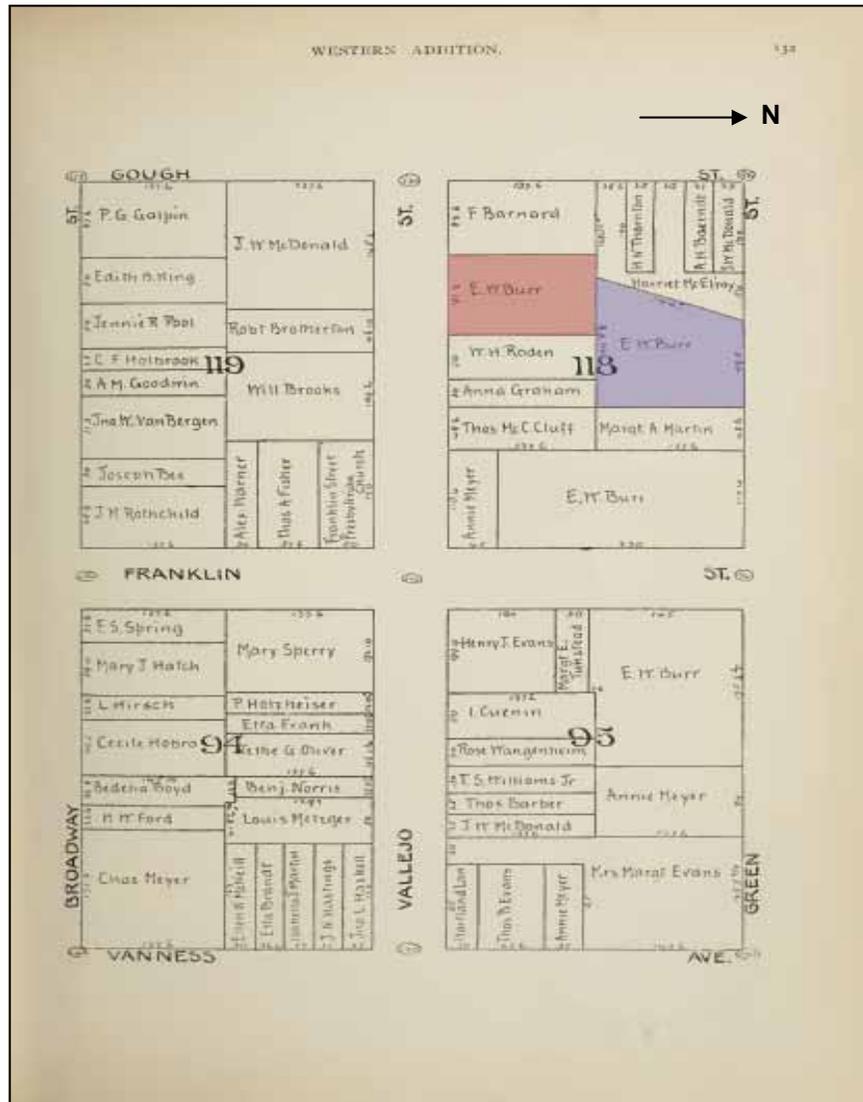


Figure 1. Subject property is shaded red. Adjacent property shaded blue is site of 1916 Arts & Crafts cottage (lot split in 1971 and no longer part of the subject property). Note several nearby lots are also owned by E.W. Burr. 1894 San Francisco Block Book, San Francisco Public Library.

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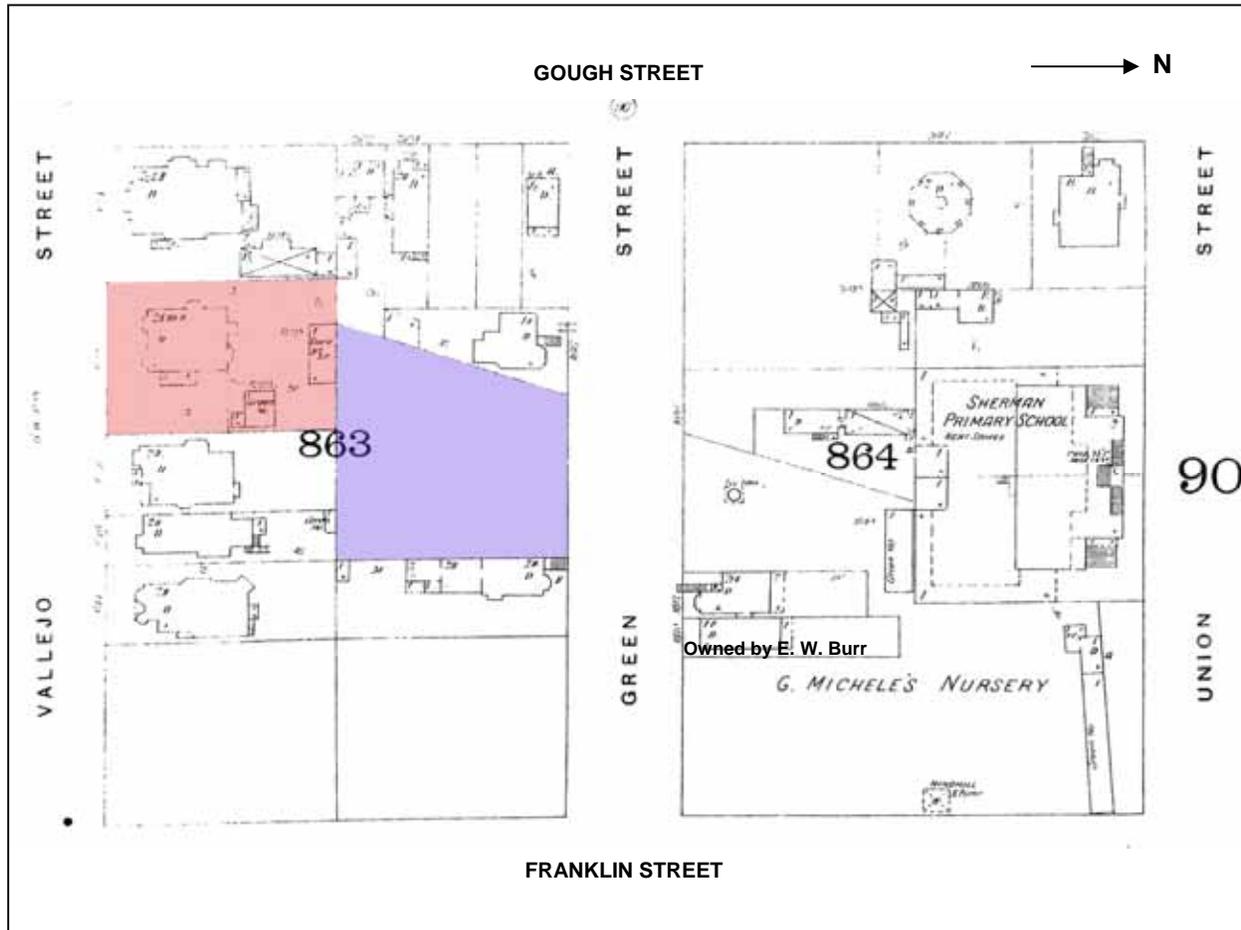


Figure 2. Subject property is shaded red; note cottage at north end and greenhouse at east end. Adjacent property shaded blue is future site of 1916 Arts & Crafts cottage and two-story dwelling (lot split in 1971 and no longer part of the subject property). Triangular shaped lot with water tower was also owned E. W. Burr and can be seen in the background of Figures 9 and 10. Sanborn Fire Insurance Map, 1886-1893, vol. 4, 1893, sheet 90 b.

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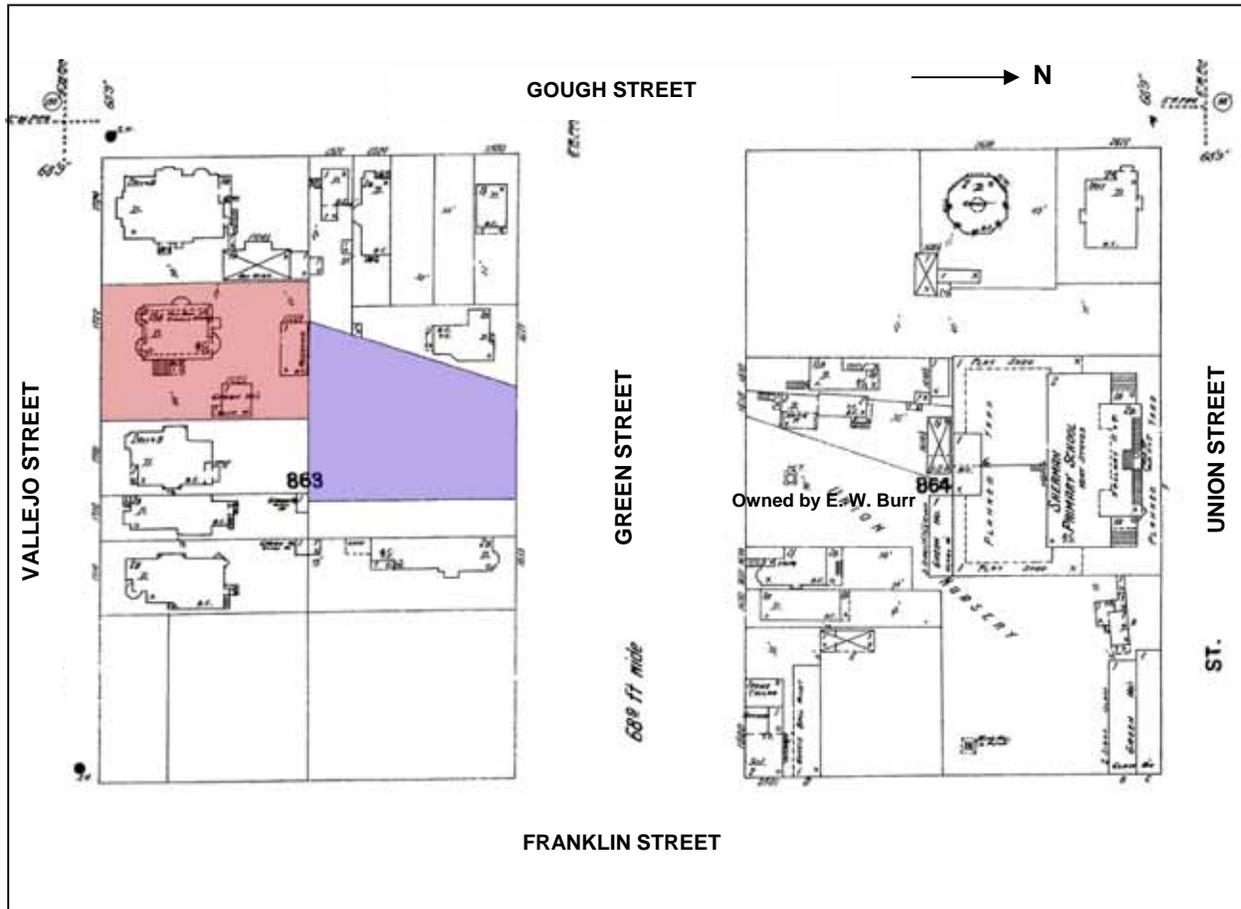


Figure 3. Subject property is shaded red; note cottage at north end and greenhouse at east end. Adjacent property shaded blue is future site of 1916 Arts & Crafts cottage and two-story dwelling (lot split in 1971 and no longer part of the subject property). Triangular shaped lot with water tower is also owned E. W. Burr and can be seen in the background of Figures 9 and 10. Sanborn Fire Insurance Map, 1889-1900, vol. 3, 1899, sheet 263.

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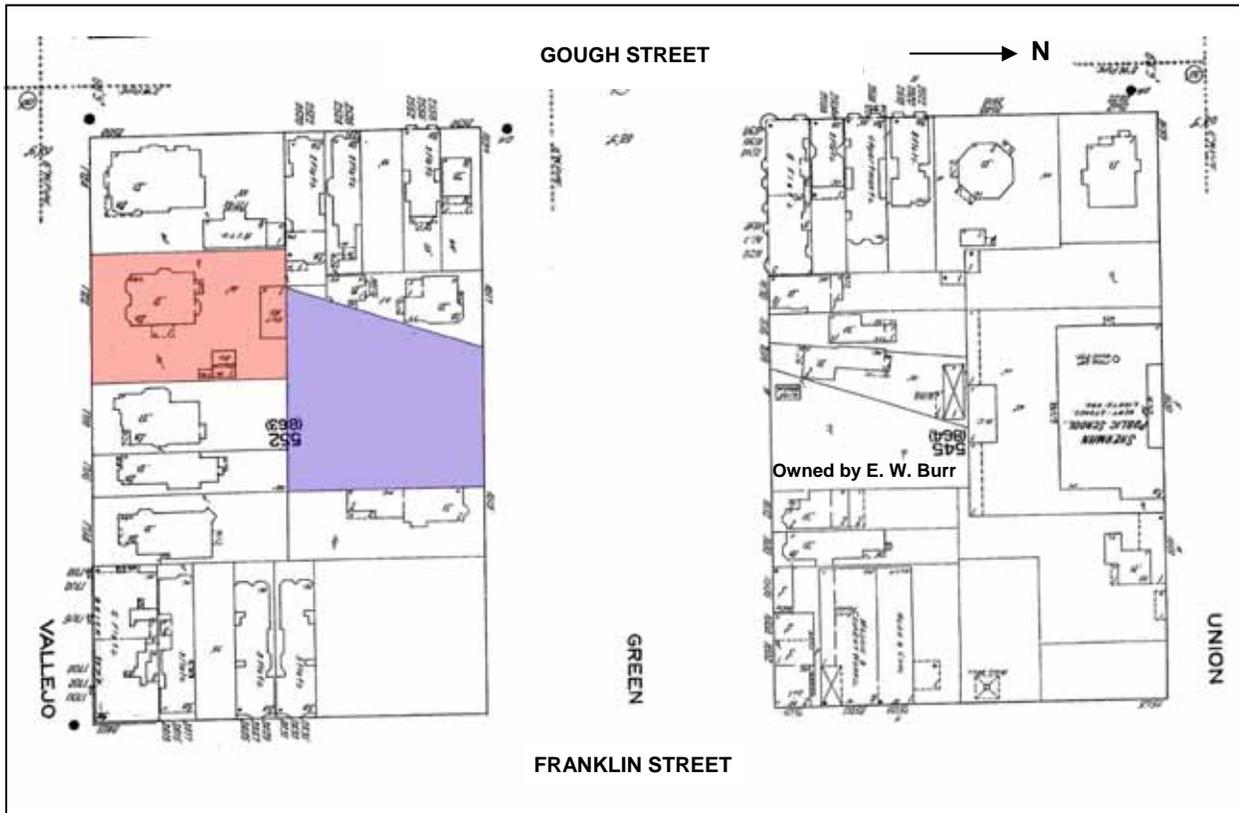


Figure 4. Subject property is shaded red; note cottage at north end and greenhouse at east end. Adjacent property shaded blue is future site of 1916 Arts & Crafts cottage and two-story dwelling (lot split in 1971 and no longer part of the subject property). Triangular shaped lot with water tower is also owned E. W. Burr and can be seen in the background of Figures 9 and 10. Sanborn Fire Insurance Map, 1913-1915, vol. 3, 1913, sheet 228.

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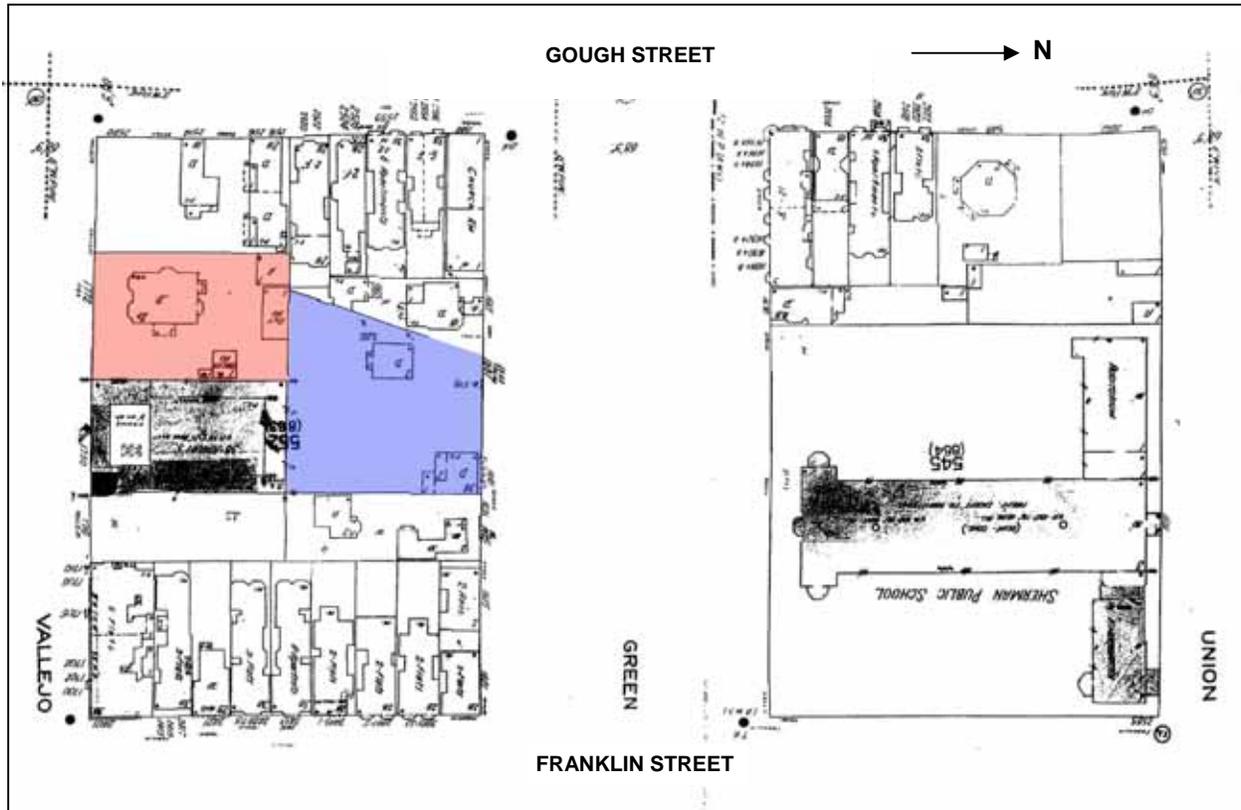


Figure 5. Subject property is shaded red; note one-story garage at northwest corner. Also note 1916 Arts & Crafts cottage at west side of lot and two-story dwelling at northeast corner of adjacent lot shaded blue (lot split in 1971 and no longer part of the subject property). Sanborn Fire Insurance Map, 1950, vol. 3, 1913-Oct. 1950, sheet 228.

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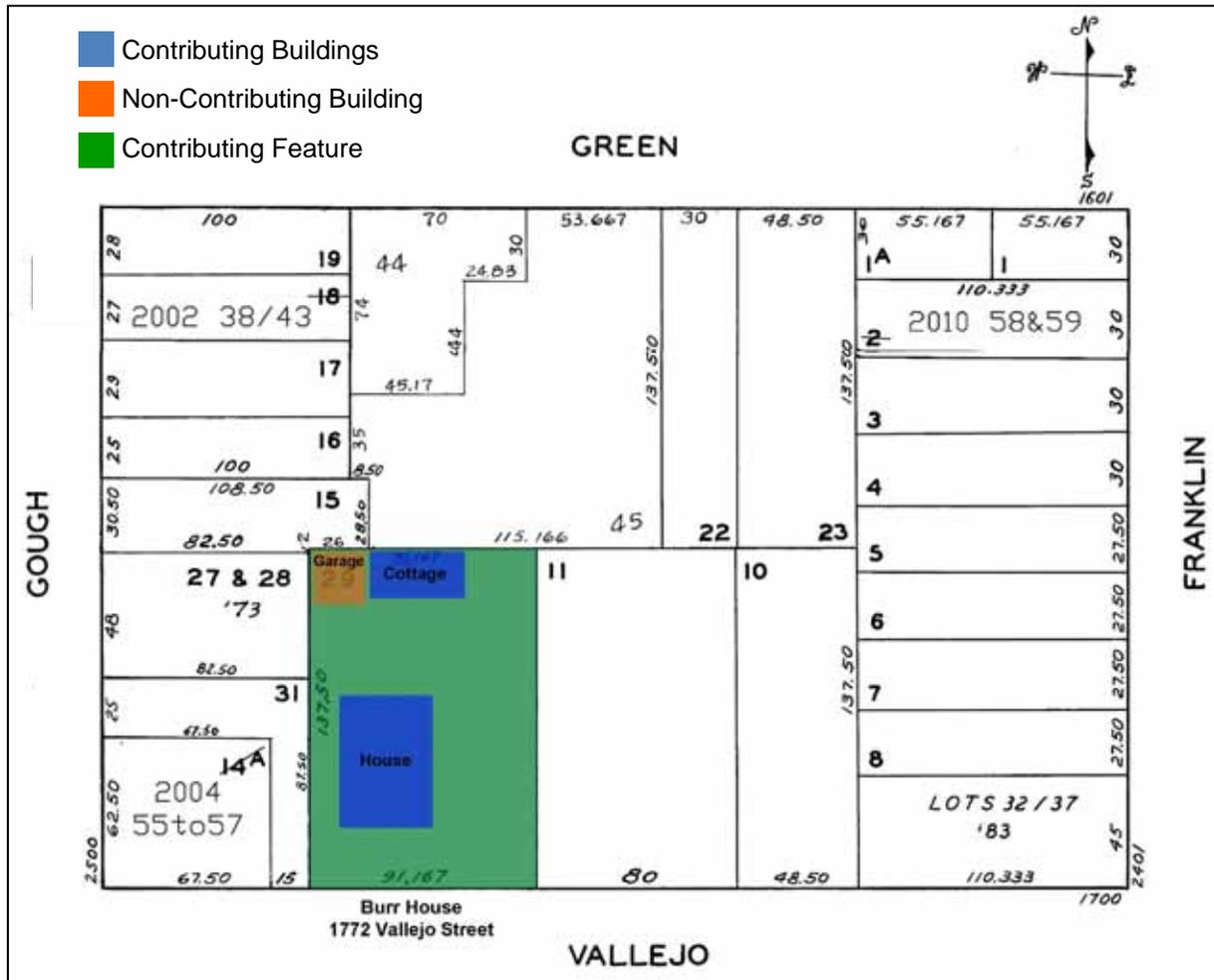


Figure 6. Current site plan. The house and cottage are contributing buildings and are shaded blue; the garage is a non-contributing building and is shaded orange; the garden setting is a contributing feature and is shaded green.

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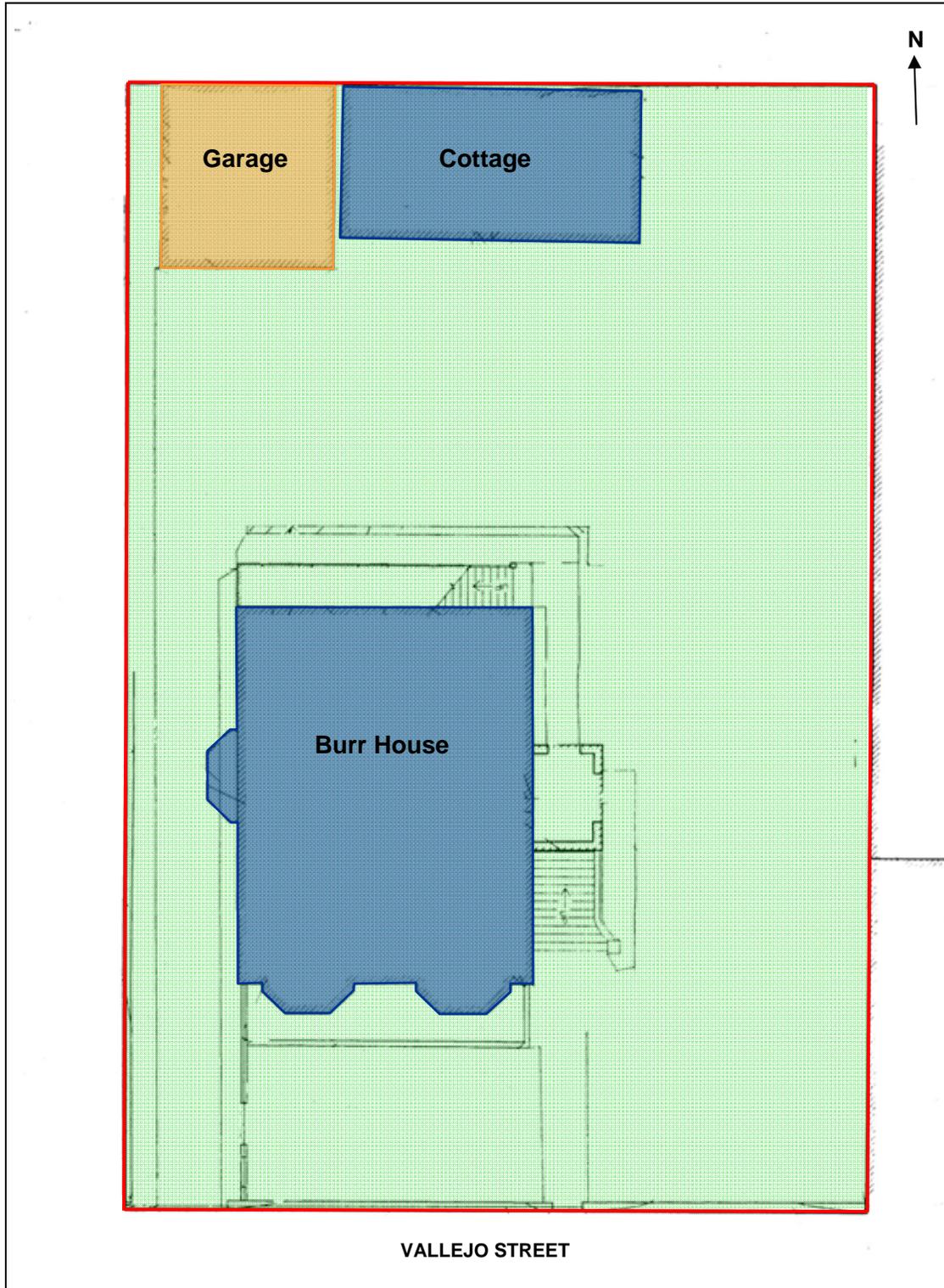


Figure 7. Detail of current site plan showing contributing and non-contributing buildings. Subject property is outlined in red. Contributing buildings are shaded blue, non-contributing buildings are shaded orange, and contributing garden setting is shaded green.

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Figure 8. Cow Hollow, view south, n.d. Burr House is outlined in red. It was one of the first distinctive houses constructed in the undeveloped Cow Hollow neighborhood. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 9. Cow Hollow, view north, n.d. View may be from third floor of Burr House. Note undeveloped Burr property in foreground and in front of Sherman School. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 10. Burr property, view north, n.d.. Sherman School is in background. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 11. Burr house at right, view north, n.d.. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 12. Burr House and garden at right, n.d. Note the one-story cottage in background. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 13. Burr House, November 16, 1890. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 14. Burr House and garden, n.d. Note that additional windows have been added to bays on mansard roof. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 15. Burr House and garden at left, c. 1931. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 16. Rear of Burr House and garden, n.d. Note cottage at right. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 17. Cottage at rear of Burr House, n.d. Note arbor and landscaping. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 19



Figure 20



Figure 21

Figures 18, 19 and 20. Cottage at rear of Burr House, c. 1968. Note naturalized garden and path.
Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 21 1916 Arts & Crafts cottage, n.d. Note naturalized garden and path. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 22. Alice Burr in front of the 1916 Arts & Crafts cottage, n.d. Note naturalized garden and path in background. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 23. Alice Burr in front of the 1916 Arts & Crafts cottage, n.d.
Source: Burr-Allyne family papers and photographs, 1839-2012
(bulk 1900-1930), California Historical Society.

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Figure 24. Arts & Crafts cottage, c. 1968. Note Burr House in background at right. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 25. Arts & Crafts cottage, c. 1968. Note that building now has two stories. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 26. Burr House living room, c. 1890. Note two negatives have been superimposed to create leaves on walls. Source: Burr-Allyne family papers and photographs, 1839-2012



Figure 27. Burr House parlor, c. 1890. Note two negatives have been superimposed to create leaves on walls. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 28. Burr House living room, c. 1968. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 29. Burr House living room and parlor in background, c. 1968. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 30. Dining room, c. 1968. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 31. Dining room, c. 1968. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 32. Third floor, n.d. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 33. Third floor, n.d. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 34. Third floor, n.d. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.



Figure 35. Third floor, n.d. Source: Burr-Allyne family papers and photographs, 1839-2012 (bulk 1900-1930), California Historical Society.

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Figure 36. Aerial view of Burr House. Note house at bottom and garage and cottage at top of photograph. San Francisco aerial, view 59, 1938 by Harrison Ryker. Source: davidrumsey.com



1 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Site, view north.



2 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Garden setting, view west.



3 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Garden setting, view northwest.



4 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Recessed area north of formal garden, garden setting, view west.



5 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Garden setting, view northwest.



6 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Garden setting, view southeast.



7 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. View of garden setting from contemporary rear porch, view northeast.



8 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Aerial view of garden setting, view west.



9 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Aerial view of garden setting. Note garage and cottage roofs, view northwest.



10 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. South façade of house, view north.



11 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. West elevation of house, view northeast.



12 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. North elevation of house, view south.



13 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. East elevation (left) and north elevation (right) of house, view southwest.



14 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. East elevation of house, view northwest. Note garden setting.

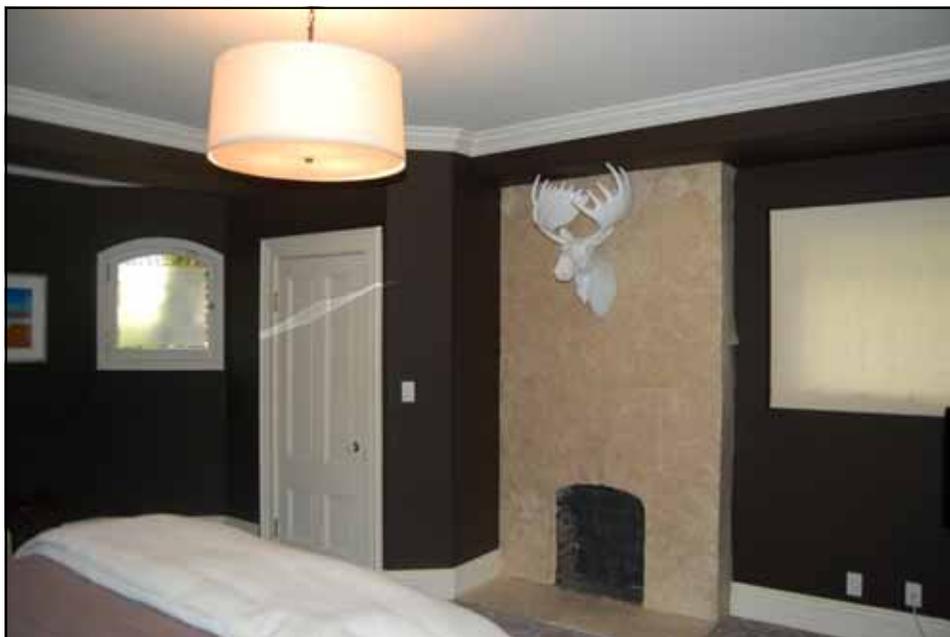


15 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Aerial view of roof of house, view northwest.

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16 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Hall, basement, view east.



17 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Bedroom, basement, view southwest.



18 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Bathroom, basement, view southeast.



19 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Utility room, basement, view west.



20 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Laundry room, basement, view northwest.

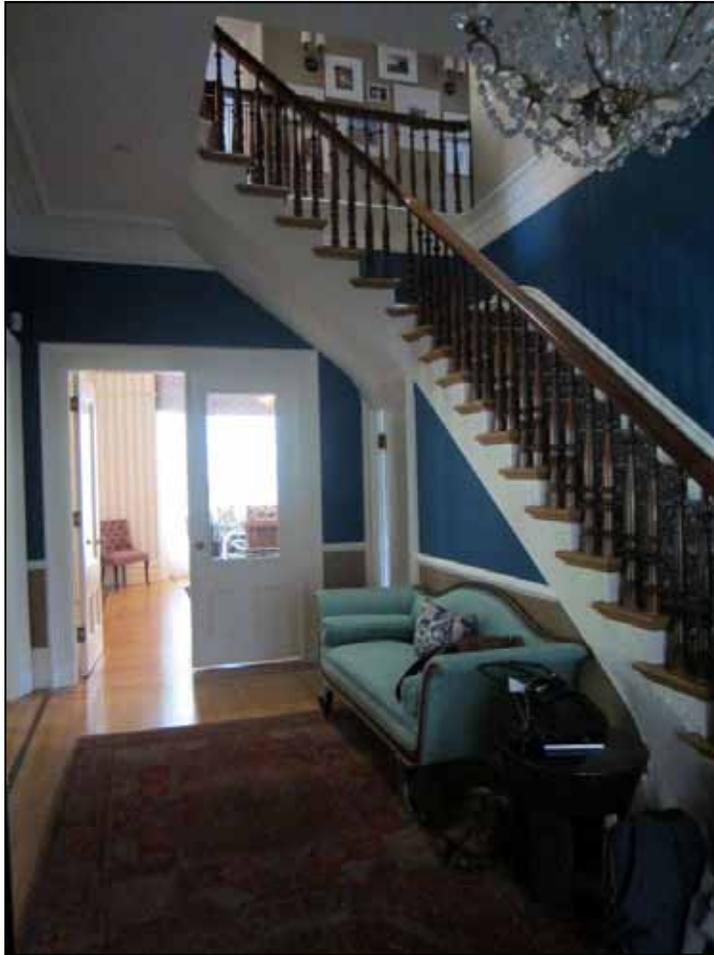


21 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Gym, basement, view northeast.



22 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Foyer, first floor, view northeast.

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23 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Foyer, first floor, view west.



24 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Library, first floor, view east.



25 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Living room, first floor, view west.



26 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Dining room, first floor, view northwest.



27 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Kitchen, first floor, view northwest.

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28 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Breakfast room, first floor, view east.



29 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Hall, second floor, view northwest.



30 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Detail of skylight, hall, second floor, view northwest.



31 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Bathroom, second floor, view east.



32 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Bedroom, second floor, view southeast.



33 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Bedroom, second floor, view southwest.



34 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Bedroom, second floor, view northeast. Note sink at center.



35 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Master bedroom, second floor, view northeast.



36 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Master bathroom, second floor, view west.



37 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Family room, third floor, view west. Note skylight.



38 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Family room, third floor, view southwest.



39 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. Office, third floor, view northeast.



40 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Bathroom, third floor, view southwest.

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41 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. South façades of garage (left) and cottage (right), view northeast.



42 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. South façade of cottage, view north.



43 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. East elevation of cottage, view west.



44 of 45. Burr House, San Francisco, San Francisco County, CA. Chattel, Inc., 2013. Interior of cottage, view northwest.



45 of 45. Burr House, San Francisco, San Francisco County, CA.
Chattel, Inc., 2013. South façade of garage, view northwest.

NOTICE OF FINAL PASSAGE
FILE NO. 99-70-11 ORD. NO. 103-70
DESIGNATING THE BURR HOUSE AS
A LANDMARK PURSUANT TO ARTI-
CLE 10 OF THE CITY PLANNING
CODE.

I hereby certify that the foregoing ordinance was read for the second time and finally passed by the Board of Supervisors of the City and County of San Francisco at its meeting of March 30, 1970.

ROBERT J. DOLAN, Clerk
Approved: April 2, 1970
JOSEPH L. ALIOTO, Mayor
April 8, 1970—11

FILE NO. 99-70-11 ORD. NO. _____
DESIGNATING THE BURR HOUSE AS
A LANDMARK PURSUANT TO ARTI-
CLE 10 OF THE CITY PLANNING
CODE.

Be it ordained by the people of the City and County of San Francisco: Section 1. The Board of Supervisors hereby finds that the Burr House has a special character and special historical, architectural and aesthetic interest and value and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) **Designation.** Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, the Burr House is hereby designated as a Landmark, this designation having been duly approved by resolution of the City Planning Commission.

(b) **Location and Boundaries.** Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, a landmark site is hereby designated for the said Landmark, located and bounded as follows:

Beginning at a point on the northerly line of Vallejo Street distant thereon 82 feet 6 inches east of Gough Street; running thence northerly 137 feet 6 inches; thence at a right angle easterly 91 feet 2 inches; thence at a right angle southerly 137 feet 6 inches to the said line of Vallejo Street; thence at a right angle westerly along said line 91 feet 2 inches to the point of beginning; being Lot 13 in Assessor's Block 552.

(c) **Justification.** The special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

Outstanding Victorian mansion of the early days of San Francisco, this residence was built by an early Mayor of the City, Ephraim Willard Burr, merchant, seaman & capitalist, as a wedding present to his son, Edmund. Dating from 1875, the house is an excellent example of the then dominant Italianate style of architecture during the transition from Italianate to Period and Eclectic Architectural styles. Though dislodged from its foundations, the house stood through the Earthquake and Fire of 1906, unharmed, and was soon returned to its base. Survivor of an age of elegance and leisure, the Burr House remains a symbol of the City's past and its early maritime and mercantile history, while its garden provides an unusually spacious setting for the building, and sets it off from its neighbors.

(d) **Features.** 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. LM69.1; the summary description being as follows:

With three stories and a basement, this residence is chiefly Italianate in style. The lower stories are covered with slightly-incised (rusticated) wooden siding, while the mansarded third floor is covered with fish scale and squared shingles, alternating in rows of three. Quoins, here simulated in wood, create an effect of strength and ornamental finish at the corners.

The entrance is on the east side wall, where the large square entrance porch, with a flat roof supported by Ionic columns, is crowned with a balustrade. A similar balustrade flanks the stair and surrounds the entry. The west side wall displays a bay tier which offsets the entrance porch on the east facade. Two similar tiers of bay windows, rising to the roof, dominate either side of the Vallejo Street facade. Each bay contains four tall arched narrow windows which are flanked by Corinthian colonnettes, surmounted by knobs and demi-lunes. The window frames are slightly indented from the surface of the wall, but there are no pediments as is typical of the Italianate. The characteristics of the windows in the principal stories are not repeated in the low mansarded third story which has smaller, slightly wider, more arched windows, surmounted by ornamental hood moldings.

I hereby certify that the foregoing ordinance was passed for second reading by the Board of Supervisors of the City and County of San Francisco at its meeting of Mar. 23, 1970.

ROBERT J. DOLAN, Clerk
Mar. 28, 1970—11

CITY PLANNING COMMISSION

RESOLUTION NO. 6659

WHEREAS, The City Planning Commission on November 5, & December 3, 1970, heard Application No. CU70.91 for a Conditional Use under Section 303 of the City Planning Code for authorization of PROFESSIONAL OFFICES in an R-4 district on the property described as follows:

1772 Vallejo Street, north side 67.5
feet east of Gough Street, Lot 13 in
Assessor's Block 552; and

WHEREAS, The proposed professional offices for attorneys would be an appropriate use for the Burr House, especially since such use will not involve any change in the exterior appearance of this official City Landmark; and

WHEREAS, Attorneys' offices would not cause undue noise, activity or traffic, and the normal hours of operation are during the daytime on weekdays only; and

WHEREAS, Sufficient off-street parking can be provided on the site to meet the projected parking need;

THEREFORE, BE IT RESOLVED, That the City Planning Commission finds that the conditions set forth in Section 303(c) of the City Planning Code are met and said Conditional Use is hereby AUTHORIZED in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

1. Said authorization shall be only for attorneys and their secretaries in the Burr House. Plans indicating interior uses and for any interior alterations to the building shall be submitted to the Department of City Planning for review prior to any applications for building permits.
2. The proposed use of the structure shall not result in any alteration to the exterior of the presently existing building, apart from alterations reviewed by the Landmarks Preservation Advisory Board for appropriateness and subsequently reviewed and approved by the City Planning Commission. In addition, any proposed development of the site, including removal of or changes in landscaping, shall be so reviewed and approved.
3. Operation of the offices shall be primarily during normal daylight business hours.
4. Final preliminary plans for parking and landscaping of the parking area shall be submitted for review to the Department of City Planning prior to any applications for building permits.
5. Landscaping shall be maintained in a healthy, attractive condition and defective, damaged or lost plants and trees shall be replaced whenever necessary.

6. No signs except name placques approved by the Department of City Planning shall be erected on the property.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of December 3, 1970.

Lynn E. Pio
Secretary

AYES: Commissioners Finn, Fleishacker, Mellon, Newman, Porter, Ritchie

NOES: Commissioner Rueda

ABSENT: None

PASSED: December 3, 1970

LANDMARKS PRESERVATION ADVISORY BOARD

REVISED CASE REPORT FOR HEARING MAY 7, 1969BURR MANSION
1772 Vallejo Street

OWNER: Estate of Alice Burr

LOCATION: 1772 Vallejo Street, north line of Vallejo Street,
82.5 feet east of Gough Street; Lot is 91.2 feet
wide and 137.5 feet deep, being Lot 13 in
Assessor's Block 552.NATURE AND HISTORY: Ephraim Willard Burr, one time sailor and agent for
shipping firms, Mayor of San Francisco, wholesale
merchant, real estate broker, banker and capitalist,
commissioned this mansion as a wedding present for his
son Edmund, who married Anna Barnard of Nantucket in
1875. Miss Barnard's father Thomas, a builder, super-
vised the construction of the residence designed by
Edmund M. Wharff.

Ephraim W. Burr had been sent to California in 1851 to enlist crews for ships which had been deserted in San Francisco Bay by sailors anxious to join the Gold Rush. Settling here, Burr became a grocer and outfitted those going to the gold fields and placer mines. In 1856, he was elected Mayor, serving until 1859. During this time he cut the city budget from \$1,500,000 to \$300,000. Burr was also a founder of the San Francisco Savings and Loan Society, the first savings bank in California and served as president for 21 years. In addition, in 1859 or 1860, he had an office building constructed at 530 Washington Street, corner of Hotaling Place, which still stands.

His son Edmund, born in 1846, was sent to England for his education at the age of 18. There he studied and graduated from the Royal School of Mines. Later he went to Germany where he obtained a Ph.D. in chemistry. On his return to the United States, he worked as a superintendent for large mining interests. Then, having perfected a sugar refining process, he became superintendent of the American Sugar Refinery and later manager of the Alameda Sugar Company. He also maintained a chemical laboratory in his home on Vallejo Street, where he engaged in experiments. Edmund and Anna Burr had four children, two of whom lived in the house until their deaths in recent years. Another daughter married Harry Overstreet, famed professor of philosophy and psychology.

ARCHITECTURE:

Chiefly Italianate in style, although it has also been called Georgian, its design was influenced by the then (1875) prevalent Second Empire style of French architecture, as shown by its mansarded third floor. One of the best-preserved and most handsome examples of its style and period, it has been cited as a fine example of the transition in architectural styling from the Italianate to more modern eclectic and period design. The building has suffered no exterior changes or deterioration from its original construction and presents essentially the same appearance as it did almost one hundred years ago. However, the 1906 earthquake dislodged the building, said

to be fortresslike in its solidity, from the foundations, requiring 93 jacks to replace it.

With three stories and a basement, this residence is chiefly Italianate in style. The lower stories are covered with slightly-incised (rusticated) wooden siding, while the mansarded third floor is covered with fish scale and squared shingles, alternating in rows of three. Quoins, here simulated in wood, create an effect of strength and ornamental finish at the corners.

The entrance is on the east side wall, where the large square entrance porch, with a flat roof supported by Ionic columns, is crowned with a balustrade. A similar balustrade flanks the stair and surrounds the entry. The west side wall displays a bay tier which offsets the entrance porch on the east facade. Two similar tiers of bay windows, rising to the roof, dominate either side of the Vallejo Street facade. Each bay contains four tall arched narrow windows which are flanked by Corinthian colonnettes, surmounted by knobs and demilunes. The window frames are slightly indented from the surface of the wall, but there are no pediments as is typical of the Italianate. The characteristics of the windows in the principal stories are not repeated in the low mansarded third story which has smaller, slightly wider, more arched windows, surmounted by ornamental hood mouldings which also provide protection from the elements.

Secondary cornices without ornament are at first story and roof levels, while the principal cornice is at second story level, beneath the mansard roof, and is supported by prominent brackets between which are square modillions. An ornamental frieze surrounds the building just below the mansarded third floor.

ZONING AND
SURROUNDING
LAND USE:

Zoning is R-4 (Medium-High Density Residential) district. The surrounding land uses are residential, chiefly medium-height apartment houses. There are several appurtenant structures on the same lot as the Burr House: a greenhouse, outhouse, and an old shed.