

FILE NO. 90-74-6

ORDINANCE NO. 285-74

DESIGNATING THE QUINN HOUSE AS A LANDMARK PURSUANT TO ARTICLE 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
Quinn House located at 1362 McKinnon Avenue, being Lot 31 in
Assessor's Block 5295, 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 Quinn House is hereby designated as a Landmark, this
designation having been duly approved by Resolution No. 7149 of the
City Planning Commission, which Resolution is on file with the Clerk
of the Board of Supervisors under File No. 90-74-6.

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

Passed for Second Reading
Board of Supervisors, San Francisco
MAY 28 1974

Ayes: Supervisors Barbagelata, Feinstein, Gon-
zales, Kopp, Mendelsohn, Molinari, Nel-
der, Eales, Tammara, von Berveldingen.

None-Supervisors

Absent Supervisors FEINSTEIN FRANCIS
GONZALES MENDELSON TAMPAS

RETJ De
Clerk

90-74-6
File No.

JUN 6 1974
Approved

Read Second Time and Finally Passed
Board of Supervisors, San Francisco
JUN 3 1974

Ayes: Supervisors Barbagelata, Feinstein, Gon-
zales, Kopp, Mendelsohn, Molinari, Nel-
der, Eales, Tammara, von Berveldingen.

None-Supervisors

Absent Supervisors FEINSTEIN FRANCIS
MENDELSON TAMPAS WERFELINGER

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

Philip J. Hadden
Clerk

Alfred J. Hadden
Clerk

LANDMARKS PRESERVATION ADVISORY BOARD
Case Report - October 17, 1973

Quinn House
1562 McKinnon Avenue

OWNER: Joseph R. Vaughn

LOCATION: 1562 McKinnon Avenue, northeast side 150 feet southeast of Mendell Street. Lot is rectangular with 50 foot frontage on McKinnon Avenue, depth of 100 feet and area of 5000 square feet. Lot 31 in Assessor's Block 5295.

HISTORY: As one of the oldest and most attractive houses in the Bayview area, this two story wooden frame structure possesses an architectural style and quality which enhances the community's visual environment. Although the date of construction is not known, the house was occupied in 1875 by Mrs. Mary Quinn. In addition to owning other properties in the area, the Quinn family owned this house for eighty three years, selling it in 1958.

ARCHITECTURE: The two story wooden frame structure represents a particular stage of Victorian architecture. Built in approximately 1870, the house reflects the simple and refined qualities of early Italianate Victorians.

Occupying approximately half the width of the lot, the structure rests directly upon the ground, without a basement. Faced with shiplap boards, the structure's notable quality is its facade and exterior decorative elements. The facade consists of a two story slanted bay window and a projecting porch entrance. The bay window is modestly decorated with ornamental keystones and wooden trim. A dentillated cornice surmounts the first floor bay. The porch consists of two corinthian columns and pilasters, surmounted by a roof with a dentillated cornice. The porch frames the arched doorway, which is surmounted by an ornamental keystone and wood trim. A wide projecting cornice, supported by consoles, decorates the roof line of the house. Each console displays a moulded foliate pattern and painted designs.

The fenestration is regular, with arched, double hung windows. Moulding and an ornamental keystone decorate each window. The wing contains two windows, one on each floor, facing McKinnon Street.

Wooden quoins distinguish each corner of the facade and side wing. A simple picket fence encloses the property.

SURROUNDING
LAND USE
AND ZONING:

The subject property is in an R-1 (One-Family Residential) zoning district surrounding the base of Hunters Point, developed primarily with single-family residences. The Third Street commercial area is one and a half blocks west of the property. A church occupies the southwest corner of Mendell and McKinnon and the South San Francisco Opera House is one block further southwest on Mendell Street and Newcomb Avenue.

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 7149

WHEREAS, A proposal to designate Quinn House at 1562 McKinnon Avenue as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on January 16, 1974, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on February 21, 1974, to consider the proposed designation and the report of said Advisory Board; and

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

NOW THEREFORE BE IT RESOLVED, First, that the proposal to designate Quinn House at 1562 McKinnon Avenue as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at a point on the northeasterly line of McKinnon Avenue, distant thereon 150 feet southeasterly of the southeasterly line of Mendell Street, thence 50 feet southeasterly along the northeasterly line of McKinnon Avenue, thence at a right angle northeasterly for a distance of 100 feet, thence at a right angle northwesterly for a distance of 50 feet, thence at a right angle southwesterly for 100 feet to the point of beginning; Being Lot 31 in Assessor's Block 5295.

Second, That the special character and special historical, architectural, and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution No. 99 as adopted on January 16, 1974, which resolution is incorporated herein and made a part hereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket LM74.2;

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

CITY PLANNING COMMISSION

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I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of February 21, 1974.

Lynn E. Pio
Secretary

AYES: Commissioners Farrell, Fleishhacker, Newman, Porter,
Ritchie, Rueda

NOES: None

ABSENT: Commissioner Mellon

PASSED: February 21, 1974