

PH0065935

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: San Francisco	
FOR NPS USE ONLY	
ENTRY NUMBER 71.11.06.0076	DATE 11/18/71

**1. NAME**

COMMON: Jackson Square Historic District

AND/OR HISTORIC: (the Jackson Street area has no historic name); Barbary Coast

**2. LOCATION**

STREET AND NUMBER: See Continuation Sheet No. 1

CITY OR TOWN: San Francisco

STATE: California

CODE 06	COUNTY: San Francisco	CODE 075
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**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)
ACCESSIBLE TO THE PUBLIC: Yes: <input checked="" type="checkbox"/> Restricted, <input type="checkbox"/> Unrestricted, <input type="checkbox"/> No			

**4. OWNER OF PROPERTY**

OWNER'S NAME: Multiple private and public ownership (district)

STREET AND NUMBER: [See "Grants for Historic Preservation", Page 46]

CITY OR TOWN: San Francisco

STATE: California

CODE: 06

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Recorder's Office

STREET AND NUMBER: City Hall

CITY OR TOWN: San Francisco

STATE: California

CODE: 06

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY: (HABS CAL-1165, 1227, 1472-75, 1731)  
Several bldgs. are included in Historic American Buildings Survey

DATE OF SURVEY:  Federal,  State,  County,  Local

DEPOSITORY FOR SURVEY RECORDS: Federal Building (Room 14321)

STREET AND NUMBER: 450 Golden Gate Avenue

CITY OR TOWN: San Francisco

STATE: California

CODE: 06

Also: 1) Jr. League of San Francisco Survey  
2) San Francisco Designated Landmarks

SEE INSTRUCTIONS

STATE: California  
COUNTY: San Francisco  
ENTRY NUMBER: 71.11.06.0076  
DATE: 11/18/71  
FOR NPS USE ONLY

7 DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

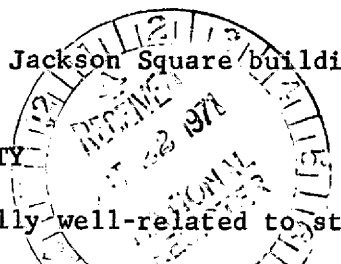
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Period of Construction

Of the approximately one hundred buildings within the area, over half reflect the architectural periods characterized by masonry construction in an Italianate or classical style, with carefully proportioned fenestration, corbeled brickwork, and decorative copings and capitals. Although some have been stripped of distinctive features, others have been renewed entirely or in part. About one-fourth of the study area buildings precede 1890, which has been used as a cut-off for the earlier period; but between 1890 and about 1912 there were a number of constructions, particularly after the 1906 disaster, which continued or echoed the typical style and scale of earlier days. In many cases, construction dates are not available with the scanty records now extant. After the first surge of rebuilding following the Earthquake and Fire, newer construction methods were introduced with lesser architectural significance, notably the use of reinforced concrete.

Architectural Features

The characteristic features of Jackson Square buildings may be generally summarized as follows:



**OVERALL FORM AND CONTINUITY**

Building height is generally well-related to street width.

Buildings are typically two or three stories high at the street. Most are under 40 feet, with some as low as 20 feet.

Facades are continuous at the property line.

**SCALE AND PROPORTION**

Ground floors are high, about 20 feet from street level, often with cornice separating them from upper floors, providing continuity along the street frontage.

There is a regularity of overall form and proportion. On the ground floor this typically takes the form of bays closely spaced, 10 to 12 feet apart on center, with deep-set openings and inset entrances.

Ground floor treatment is definitely open in nature, with openings separated by narrow stripings or pillars of brick or cast iron. The open emphasis orients the ground floors toward the pedestrian, with attractive show windows.

**FENESTRATION**

Glazing is deeply recessed, producing a strong inter-play between light and shade. Protruding window frames are common.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian!       16th Century       18th Century       20th Century  
 15th Century       17th Century       19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1850-1911

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                      |   |  |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education   | <input type="checkbox"/> Political      | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi-  | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry    | losophy                                 | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention   | <input type="checkbox"/> Science        | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape   | <input type="checkbox"/> Sculpture      | _____                                    |
| <input type="checkbox"/> Art                     | Architecture                         | <input type="checkbox"/> Social/Human-  | _____                                    |
| <input checked="" type="checkbox"/> Commerce     | <input type="checkbox"/> Literature  | itarian                                 | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military    | <input type="checkbox"/> Theater        | _____                                    |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music       | <input type="checkbox"/> Transportation | _____                                    |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

- 1) History of the area: The Historic District contains the earliest and sole surviving buildings from the city's Gold Rush beginning days, in the 1850's and 1860's. Its waterfront location on new fill, part of which consists of abandoned ships which still underlie some of the buildings, led to its use for mercantile, office and financial purposes, and many distinguished men had businesses or property in the area, including General William Tecumseh Sherman, Colonel Jonathan Stevenson, James King of William, Mayors Charles Brenham and Ephraim Burr, Domingo Ghirardelli and Anson Hotaling, Faxon Dean Atherton, William Leut, Alexander Grogan and James de Fremery. The variety of uses was such as to represent almost the whole range of urban mercantile and social life. It included the production and sales of liquor and cigars, glassware, books, stoves, the beginning of California's Champagne industry and its well-known chocolate production, early newspaper offices and newspaper writers; ethnic organizations, the first foreign consulates in San Francisco, and the roots of some of the state's and nation's largest banking and financial institutions. Individual buildings are described in Appendix A of the Jackson Square Report. *Enclosed*
- 2) Basic nature of the area: The historic District includes the major grouping of historically and architecturally significant buildings, ranging from the 1850's to the early years of the present century. The vast majority of buildings are under 40 feet in height. The area is large enough to be viable, but yet is compact. It is predominantly oriented to the pedestrian rather than the automobile. There is a healthy and vital mixture of activities. Streets are narrow, with no major through arteries. Streetscapes are an important part of the District's character.
- 3) Architectural character: The older buildings survive because they were well built, of good materials, and thus escaped destruction from the serious fires of the 1850's and after, and from the major earthquakes that struck the city between 1868 and 1906. There are common elements of scale, style, construction, proportion and other aspects of the District's architecture. These are described in Number 7 of this form. The overall result is an intimacy of scale, a fineness of vertical proportion and especially in fenestration, a feeling for materials, and a use of decorative features which gives to many of the buildings a true architectural distinction.

**JACKSON  
SQUARRE**

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING  
JUNE • 1971**

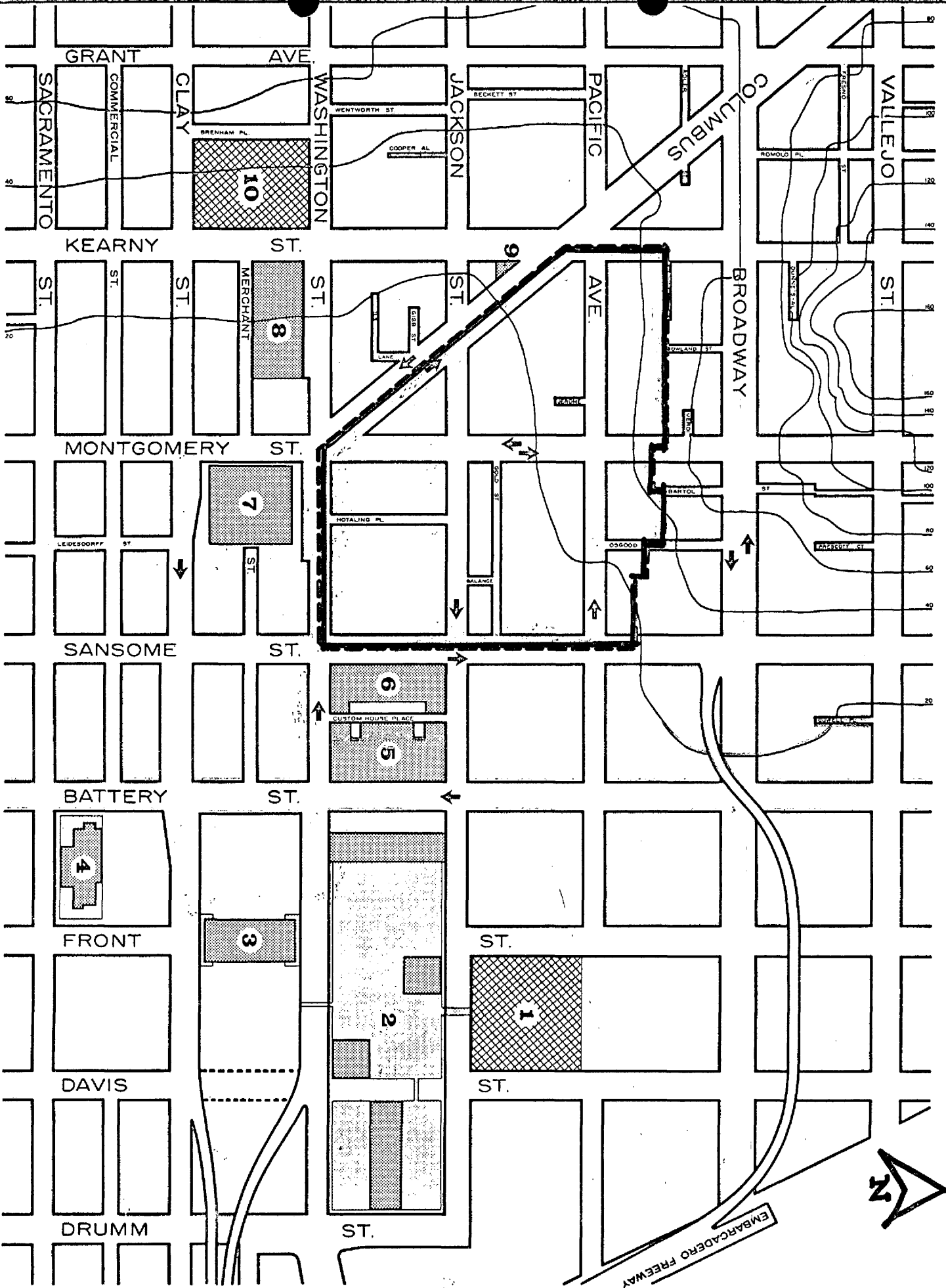
## CONTENTS

	<u>Page</u>
A. INTRODUCTION	1
B. BACKGROUND ANALYSIS	2
1. <u>Historical Development.</u>	2
2. <u>Existing Conditions.</u>	4
<i>Land Use</i>	4
<i>Streets and Circulation</i>	4
<i>Period of Construction</i>	5
<i>Height of Structures</i>	5
<i>Building Facades</i>	5
<i>Applicable Zoning Provisions</i>	6
<i>Economic Development and Use Factors</i>	7
C. WHY PRESERVE JACKSON SQUARE?	8
D. ARCHITECTURAL FEATURES	13
E. FEASIBILITY OF PRESERVATION	16
F. BOUNDARIES OF THE PROPOSED HISTORIC DISTRICT	18
G. OBJECTIVES FOR THE AREA	20
H. IMPLEMENTATION	21
1. <u>Private Property.</u>	21
2. <u>Public Property and Actions.</u>	24
I. CONCLUSION	26
FACADE ELEVATIONS AND DESCRIPTIONS	
APPENDIX A - SUMMARY OF BUILDING HISTORIES	27
APPENDIX B - SELECTED PROVISIONS OF ARTICLE 10, CITY PLANNING CODE	35

ILLUSTRATIONS

	<u>Follows</u> <u>Page</u>
MAPS	
Jackson Square and Vicinity	
Ground Floor Land Use	4
Period of Construction	5
Height of Buildings	5
Compatibility of Buildings	5
Existing Zoning & Special Use Districts	6
Existing Special Height Districts	6
Landmarks - Current Status	11
PHOTOGRAPHS	1, 12, 19
ELEVATIONS	26

# Jackson Square and Vicinity



1 Inch Equals 300 Feet

A. INTRODUCTION

The city's oldest remaining commercial area, Jackson Square stands as a living reminder of Gold Rush days as well as the colorful period of the Barbary Coast. This history, combined with the visual appeal of its buildings and the streetscapes they create, has given us the area as it exists today. To lose the character of Jackson Square would be tragic, not only in itself, but also because much of San Francisco's charm and attraction lies in the contrasts provided by the proximity of distinctive areas like Jackson Square to the central downtown core.

This report has been prepared in response to a request from the City Planning Commission to consider the designation of Jackson Square as a historic district under the City Planning Code, recognizing the large number of existing individual landmarks in the area. Intended for presentation to the Landmarks Preservation Advisory Board and the Planning Commission, the report is also available for review by interested citizens concerned with the future of San Francisco and Jackson Square in particular. The area studied and proposed for designation is indicated on the map entitled "Jackson Square and Vicinity".

Until now, the unique character of the area has been sustained chiefly by the imaginative enterprise of private citizens in rehabilitating and preserving many of its buildings, and by sympathetic design of alterations and new buildings to harmonize with the old. The City should now take the opportunity to reinforce and encourage the private sector in this effort by making Jackson Square a historic district, to preserve it not just as a collection of period pieces, but as an area where change is welcomed and guided within a physical framework that respects existing scale, character and historical continuity.



## B. BACKGROUND ANALYSIS

### 1. Historical Development.

Jackson Square contains buildings which are the sole survivors of the early central business district of San Francisco, and thus the sole physical reminders of the city's beginnings as a great port and mercantile center. The oldest buildings, those on Montgomery Street, date back to the early 1850's, but the more well known are on Jackson Street, dating from the 1860's, and it is from the latter that the whole district takes its name.

The key to Jackson Square's early history was its waterfront location. Hastily developed in Gold Rush days as an extension of the original commercial center at Portsmouth Plaza, the area was in fact built on fill, part of which consists of abandoned ships which still underlie some of the buildings. During the 1850's this newly filled area directly adjoined the piers to the east; thus its early use for mercantile establishments, offices and financial institutions was natural. The wares sold included books, crockery, glassware, stoves, plumbing materials and the like. Professional and government offices were numerous; banks, assembly halls and places of entertainment were also found. The variety of uses was such as to represent almost the whole range of urban mercantile and social life. The distinguished men who had offices or businesses, or who owned property, in the area were many: General William Tecumseh Sherman, Colonel Jonathan Stevenson, James King of William, Mayors Charles Brenham and Ephraim Burr, Domingo Ghirardelli and Anson Hotaling, Faxon Dean Atherton, William Lent, Alexander Grogan, James de Fremery and others.

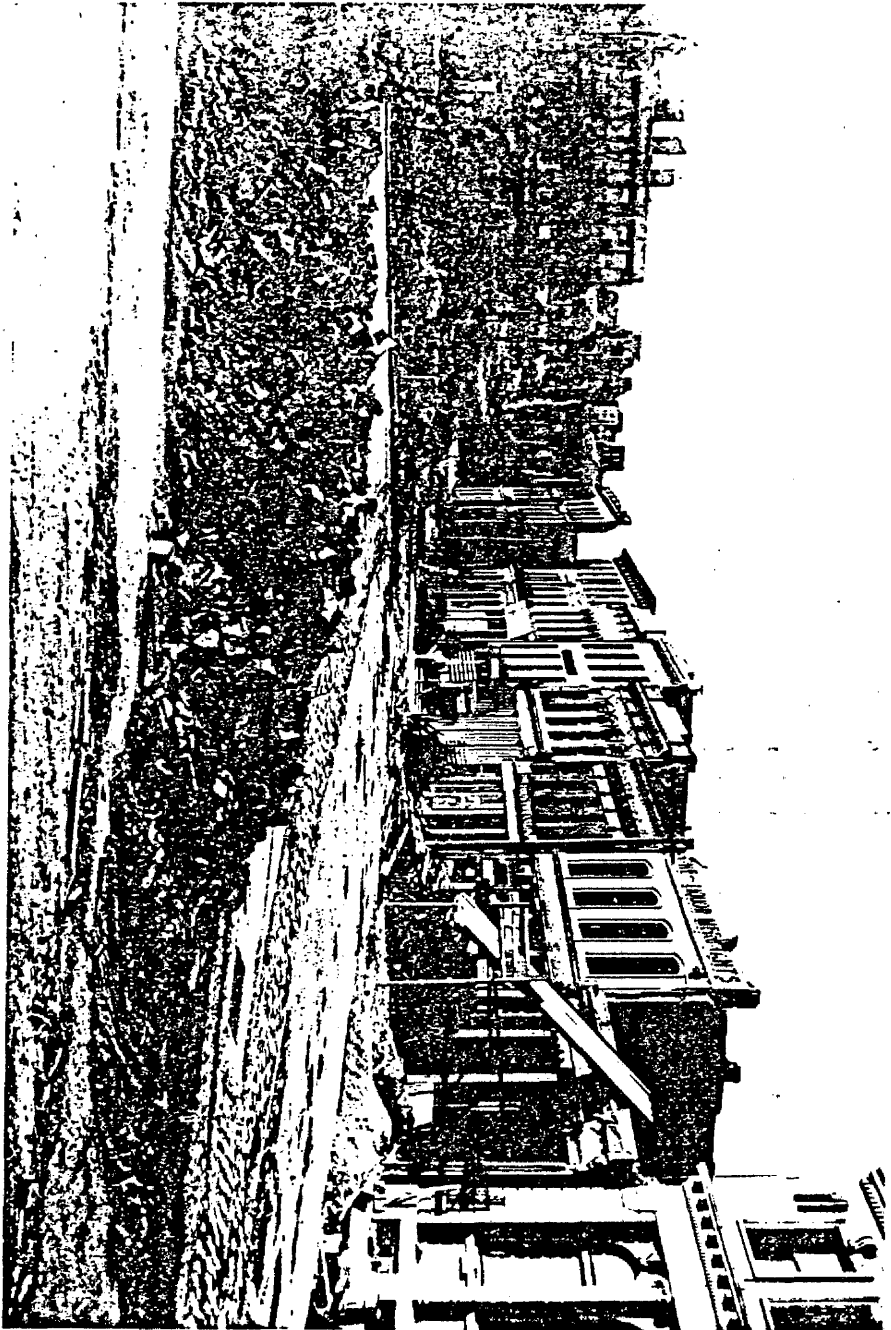
During the 1850's and 1860's, Montgomery Street, the principal thoroughfare of the young city, had major business establishments and offices lining both sides for some eight or nine blocks north of Market; of these, only a few now survive in the 700 and 800 blocks. These survivors on Montgomery Street, and elsewhere in Jackson Square, stood at the very edge of the business district, which moved south towards Market Street and like the receding tide, left them behind. They survive because they were well built, of good materials, and thus escaped destruction from the serious fires of the

1850's and after, and from the major earthquakes that struck the city between 1868 and 1906.

Although some of the famed buildings of the area have been demolished within the last generation -- the Montgomery Block, the Pioche & Bayerque Building, the Bolton & Barron Building, the Frank Block, the Phoenix Building and the U. S. Appraisers Building -- there still remain a large number of structures from the early days with historical merit as well as distinctive architectural values. Thus there is a substantial nucleus from the original area, sole survivors of an entire era in the history, not only of the city, but of the entire state. Considered collectively, together with adjacent and nearby structures of similar character, they constitute an area which serves to alert us physically to the foundations of today's San Francisco and the men who pioneered its commercial, civic and social life.

After 1870, central business district functions moved both south and west of this general area, and many of the buildings gradually lost their more distinguished occupants. From professional and retail uses, there was a change to manufacturing and wholesaling: liquor and tobacco dealers, cigar factories, leather works and other industrial uses, and later printing and paper warehousing. This trend continued through the early decades of the 1900's. The great depression of the 1930's further weakened both the industrial and commercial bases of the Jackson Square area. Although artists, writers and some offices struggled to maintain themselves and preserved some activity there, many uses finally became uneconomic and many buildings vacant.

Such was the apparently hopeless condition when once again an era of restoration and new use was propitiously ushered in -- the historical and architectural merit of the area was rediscovered by the growing new wholesale furnishings and decorators industry, starting in the early 1950's. The attention recently lavished on these old structures well illustrates the primary lesson of Jackson Square's history -- its proven adaptability to changing uses without losing its essential historic form.



Montgomery St. North from Washington St.  
May 22, 1906

## 2. Existing Conditions.

### *Land Use*

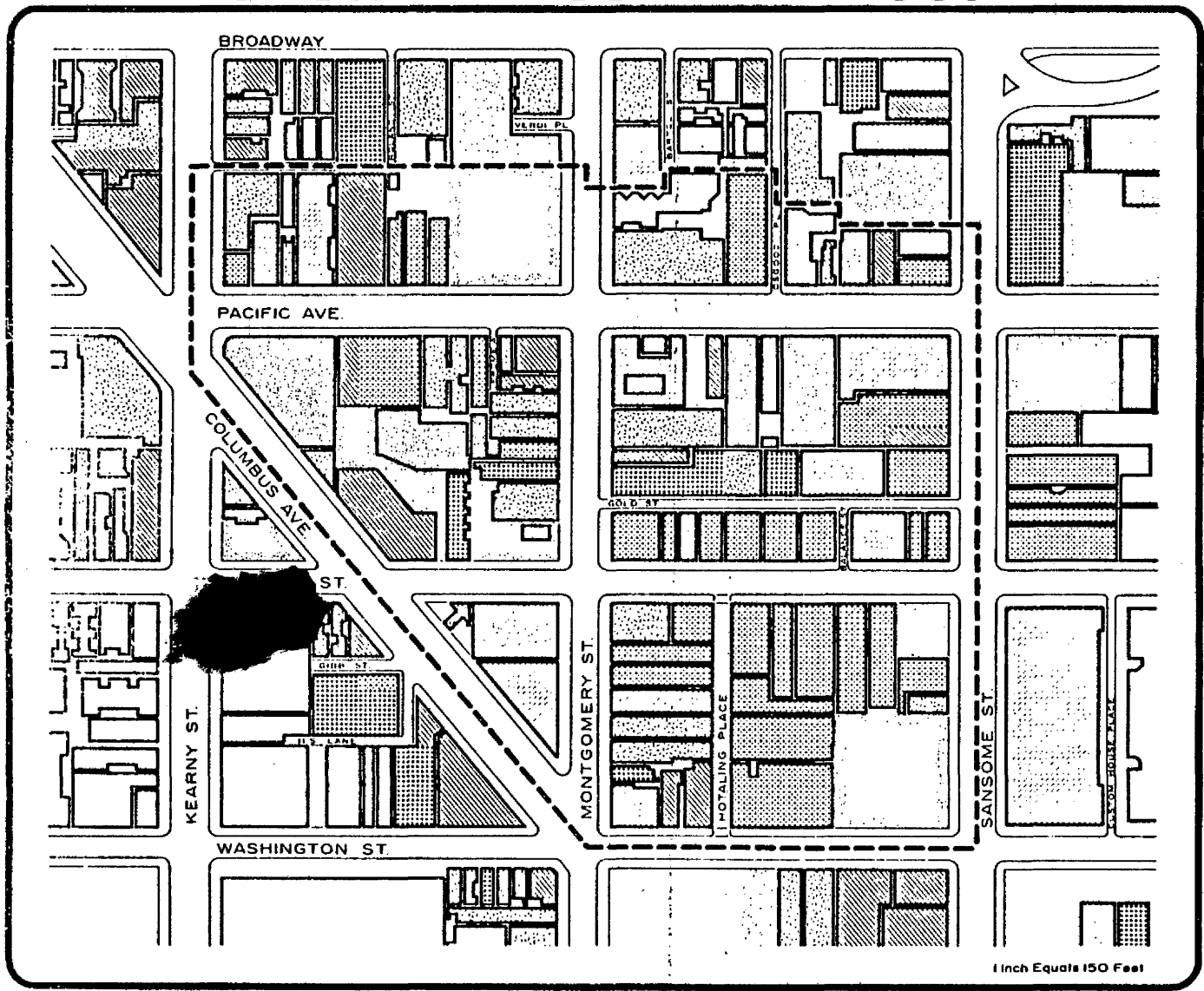
Jackson Square is headquarters for the interior design profession and specialized household furnishings firms, and has a substantial admixture of architectural and other professional offices. Restaurants, theaters and art galleries also exist in limited number, and there is a smattering of small retail stores and unobtrusive light industry (printing and food processing). The mix of activities is stimulating during the day, and there is some liveliness in the evening although the entertainment function is now centered on Broadway and its immediate environs. The area experiences a moderate amount of turnover, but vacancies are generally few and short-lived. There are continuing renovations, and a small office complex has recently been developed through construction and remodeling at the southeast corner of Pacific Avenue and Montgomery Street.



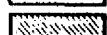
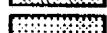


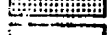
Parking lots cover about 12 percent of the net land area, and garages an additional 6 percent. These uses might well be replaced by new commercial development, which might in some cases include limited off-street parking.

### *Streets and Circulation*

The streets in the area are almost all narrow and moderately congested. Pacific Avenue and Jackson Street are a one-way pair serving Jackson Square businesses and giving access to Chinatown and Nob Hill to the west, and the Golden Gateway to the east. Montgomery Street, wider than Jackson and Pacific, carries two-way traffic and is often congested, as are Kearny Street and Columbus Avenue; all of these serve the downtown office district. Washington Street runs along the southern edge of the area and is one-way westbound, carrying traffic from the Embarcadero Freeway off-ramp; it is to be widened on its southern side. Sansome Street has sufficient capacity to carry its heavy one-way traffic northbound from downtown to the Freeway on-ramp at Broadway, and on to the Northern Waterfront. Public transit serves the area at its periphery, along Kearny, Washington, Sansome and Columbus. There are several parking lots and garages in the general area, as well as a substantial amount of on-street parking, but unfilled demand remains.

# Ground Floor Land Use



-  Residential
-  Offices (Including Banks)
-  Retail (Including Art Galleries)
-  Furnishings and Interior Design
-  Restaurants and Entertainment
-  Manufacturing
-  Vehicular Service and Storage



### *Period of Construction*

Of the approximately one hundred buildings within the study area, over half reflect the architectural periods characterized by masonry construction in an Italianate or classical style, with carefully proportioned fenestration, corbeled brickwork, and decorative copings and capitals. Although some have been stripped of distinctive features, others have been renewed entirely or in part. About one-fourth of the study area buildings precede 1890, which has been used as a cut-off for the earlier period; but between 1890 and about 1912 there were a number of constructions, particularly after the 1906 disaster, which continued or echoed the typical style and scale of earlier days. In many cases, construction dates are not available with the scanty records now extant. After the first surge of rebuilding following the Earthquake and Fire, newer construction methods were introduced with lesser architectural significance, notably the use of reinforced concrete.

### *Height of Structures*

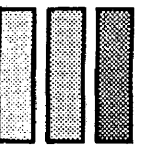
Jackson Square is at the southerly edge of the wave of small-scale buildings that flows down the slopes of Telegraph Hill, to meet the towering and advancing wall of the financial district. To the north and west there is still little development above 40 feet, except for the Columbus Tower (a city landmark) across the Avenue of that name. To the east, however, rises the Appraisers Building and further on, the apartment towers and Alcoa Building of the Golden Gateway area. And the wall to the south has now made inroads to Washington Street, with the Chinese Cultural Center (Holiday Inn) and the controversial Trans-america pyramid. It is at Washington Street that the existing Jackson Square 65-Foot Special Height District commences.

Three-fourths of the study area buildings are 40 feet or less in height -- several even being below 20 feet. Few of the pre-1890 structures exceed 40 feet. The tallest buildings, those exceeding 60 feet, are at 755 Sansome and 736-38 Montgomery.

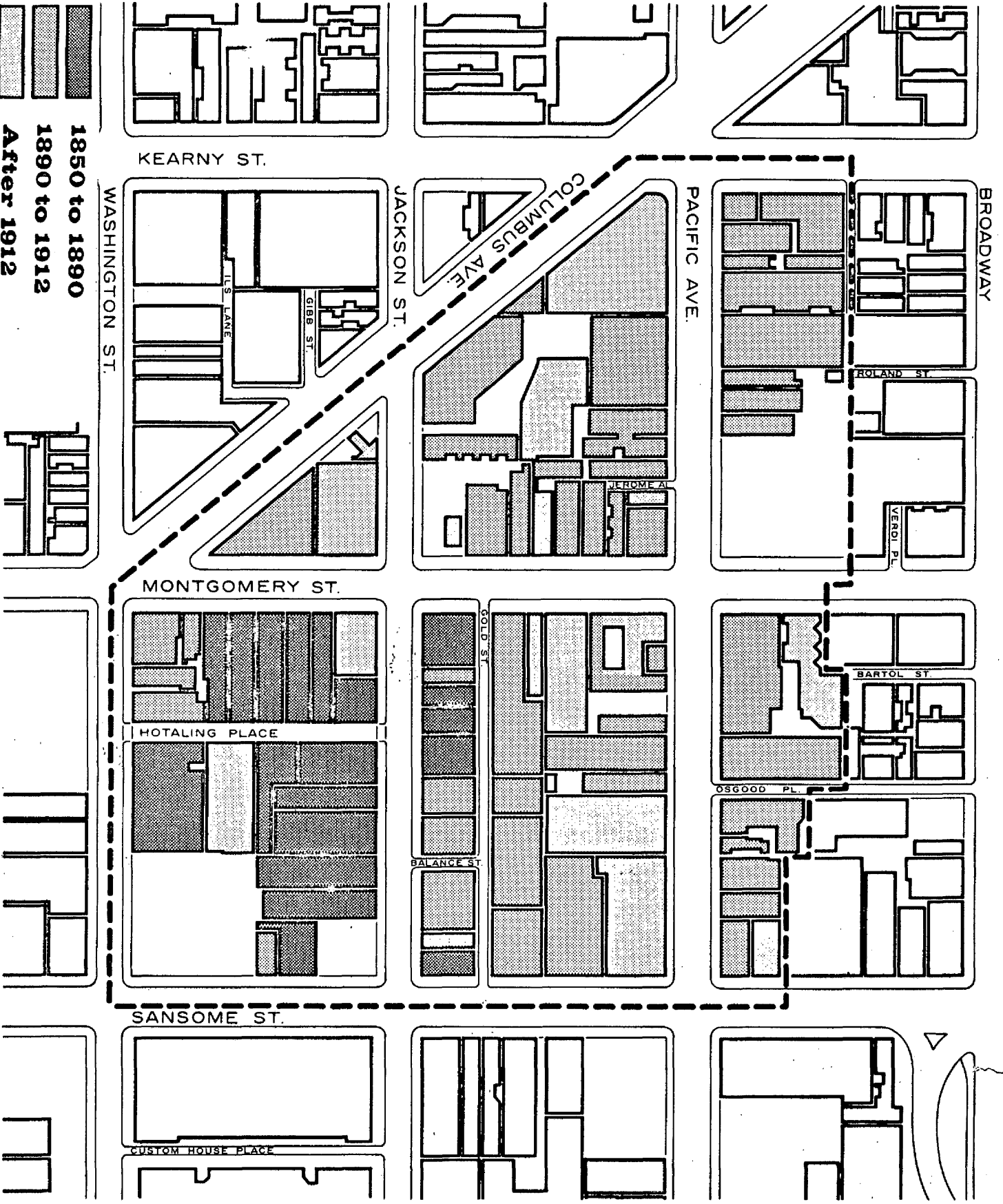
### *Building Facades*

An analysis and evaluation of all buildings within the proposed boundaries was made during the study, and is expressed in the elevations and commentary included in this

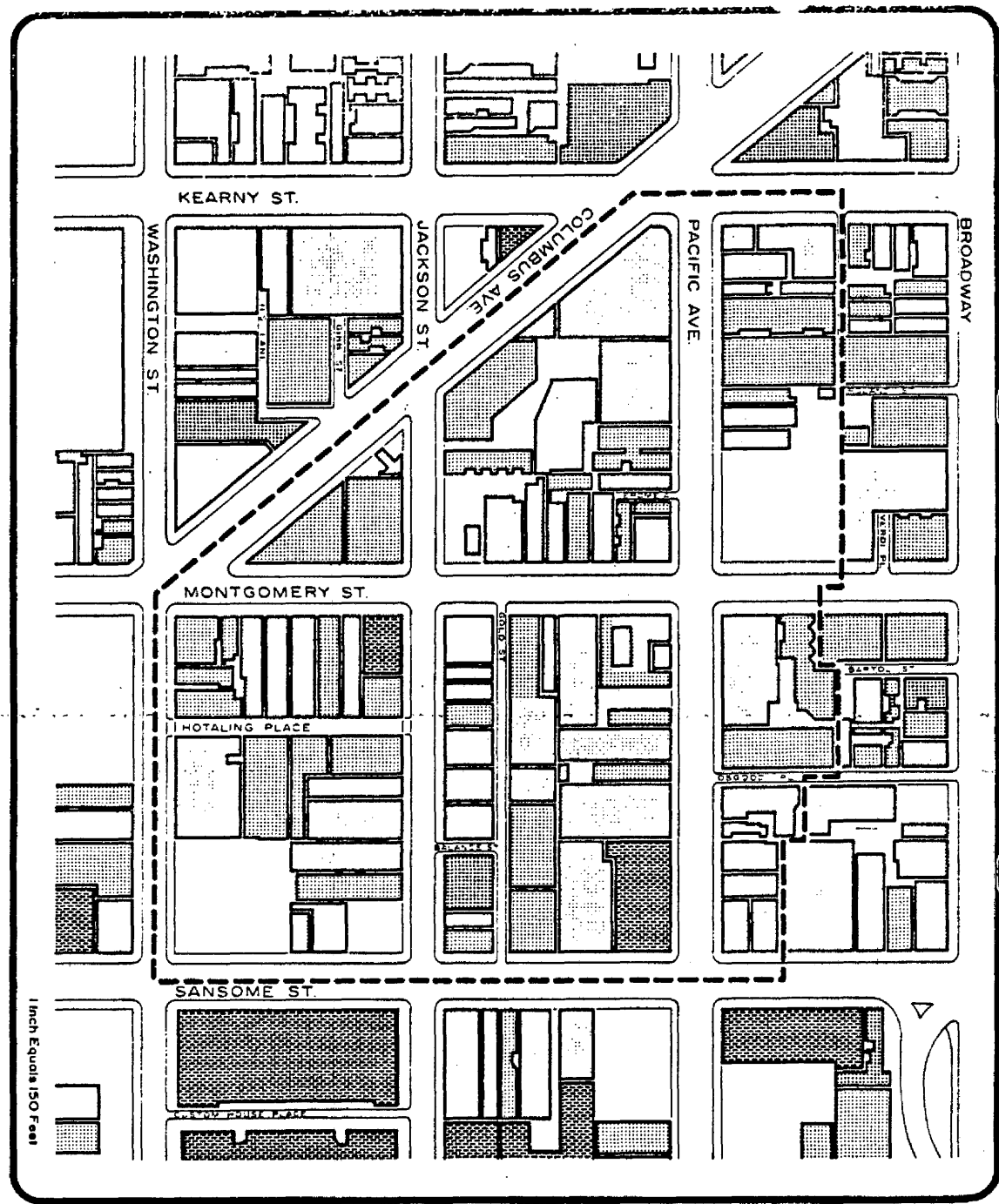
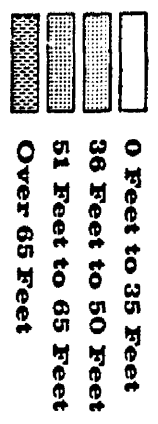
# Period of Construction



1850 to 1890  
1890 to 1912  
After 1912

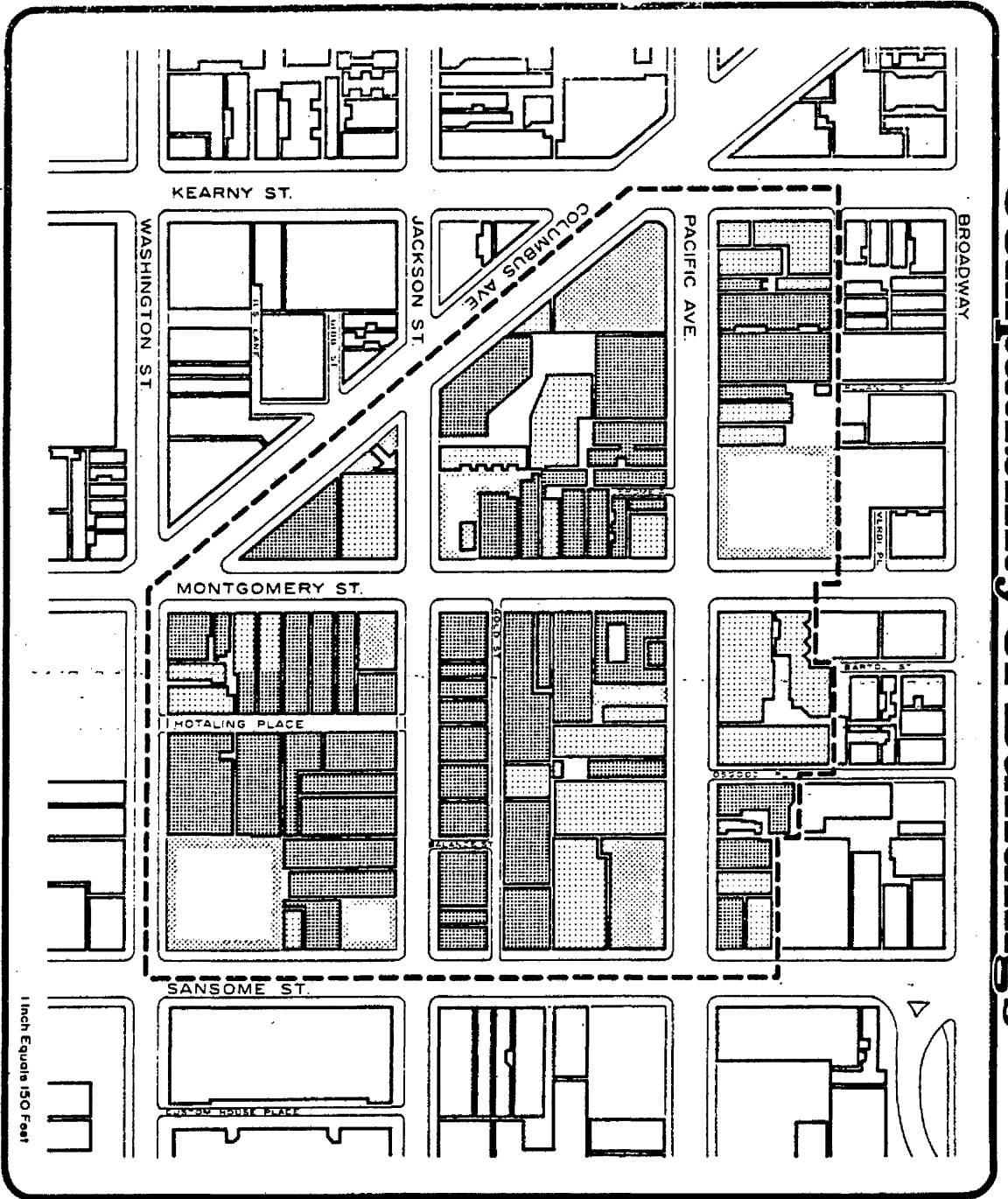


# Height of Buildings





# Compatibility of Buildings



-  Compatible With Basic Architectural Character of Area
-  Potentially Compatible
-  Incompatible



1 inch Equals 150 Feet

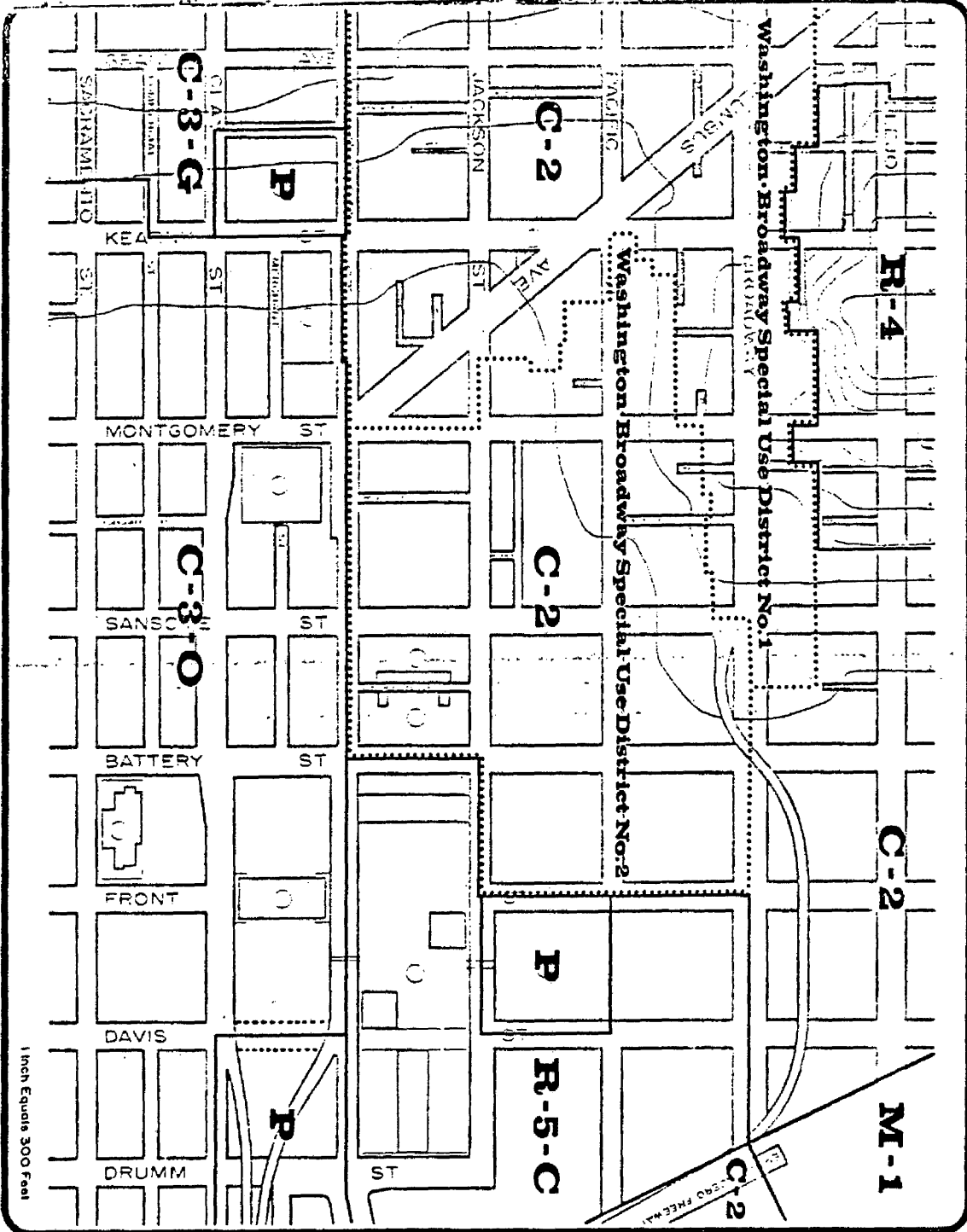
report. The history of individual buildings is summarized in Appendix A. Each structure has been placed into one of three categories with respect to its basic architectural character and its relationship to the entire area: Compatible; Potentially Compatible; and Incompatible. Most buildings were deemed Compatible. The second category includes those structures which could be made compatible through facade remodeling with a reasonable amount of effort and expense. The third category consists of those few structures whose bulk, scale or other characteristics appear to preclude successful remodeling.

The principal factors considered in the analysis and judgment were architectural: materials, details, scale, proportion, color, facade treatment, and fenestration. In addition, as has been suggested, harmony with the building's surroundings and the district was considered important. As an illustration of the approach taken, it was felt that exposure or skillful replacement of original brick can give immediate distinction to a structure; when this is combined with fine structural detail, such as well-formed arches, window work, shadow patterns, decorative cornices and corbeling, the total effect would be a Compatible building. Color is a pervasive element which influences one's evaluation of a structure, but it is relatively superficial and easily altered.

#### *Applicable Zoning Provisions*

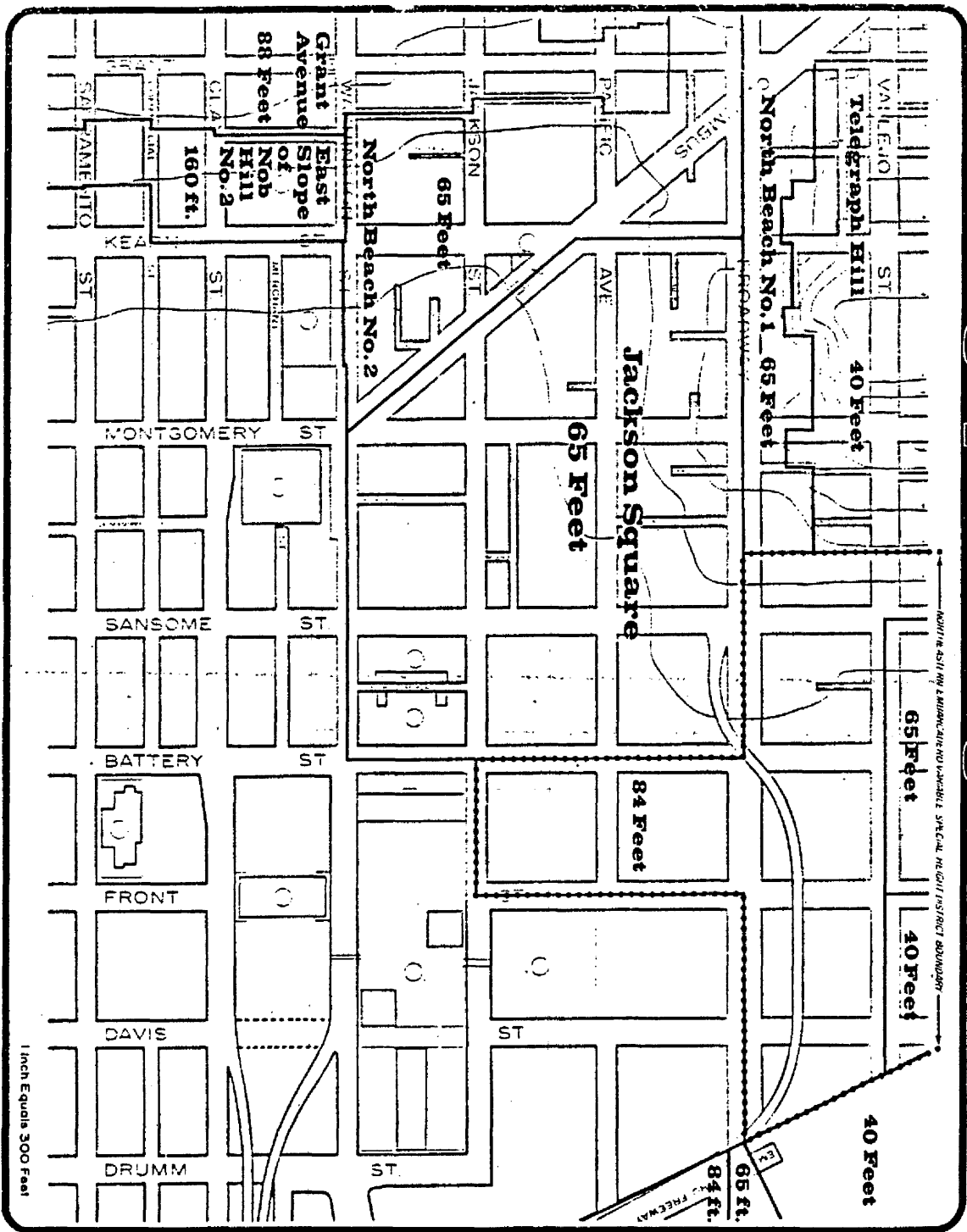
The character of Jackson Square and its vicinity has previously been recognized by the adoption of several special provisions of the City Planning Code. Although the basic zoning district is C-2 (Community Business), the Downtown Zoning Study gave rise in 1968 to a Special Use District, permitting wholesale uses in addition to those normally allowed in C-2 districts. This Special Use District also provides for a parking exemption on all lots not exceeding 20,000 square feet in area, thereby encouraging retention of existing small-scale buildings (or construction of new ones) rather than assembly of sites for more massive structures. A 65-Foot Special Height District has been in existence since 1964; its purpose being to separate residential Telegraph Hill from the high-rise buildings of downtown. However, as a part of the Downtown Zoning amendments in 1968, a transition area -- approximately half a block wide -- was created between the 65-foot height limit area and the downtown office district, which starts at Washington Street. Within this transition area the Planning Commission may permit buildings of any height, subject to review under the Commission's conditional use authority.

# Existing Zoning & Special Use Districts



Note: Does not include the Garment Shop Special Use District

# Existing Special Height Districts



### *Economic Development and Use Factors*

Jackson Square remains a major center for decorators' establishments and high-quality home furnishings showrooms. Professional offices -- architects, planners, lawyers and others -- have been increasing in number; there is also evidence of increased retail uses. It is apparent that the area is becoming less solely dependent on decorators and furnishings and that a variety of successful uses can be anticipated, although the exact mix cannot be foreseen. With the great boom in downtown office construction in San Francisco, many smaller establishments catering to businessmen, office workers and tourists -- restaurants, bars, retail shops, personal service shops -- are being displaced. Since not many of these will be accommodated in new high-rise office buildings, it is fair to assume that Jackson Square will continue to absorb establishments which must relocate because of the new construction. In addition, professional offices and select businesses are likely to continue to desire the kind of small-scale, intimate milieu that Jackson Square provides.

With respect to new construction, ample opportunities exist even within Jackson Square itself. A number of sites for potential development have been identified and studied. This is potentially to the good, for the area has always thrived as a mixture of old and new, and the stimulus of tasteful and harmonious new construction can spur rehabilitation of older structures.

C. WHY PRESERVE JACKSON SQUARE?

Jackson Square is an ensemble of old and new exhibiting a quality of vigor and dynamism that makes comparisons to Williamsburg, Beacon Hill and even the French Quarter misleading. To say that Jackson Square is a significant enclave of early commercial buildings, providing an important sense of continuity with the past, is to tell only part of the story, for it is not a museum but a living entity.

The history of the area amply demonstrates its long-lived and renewed commercial vitality, which is the very hallmark of San Francisco -- past and present. But there is another side to the area's history, one which marks San Francisco's legendary appeal to pleasure-seekers as well as goldhunters. For if the buildings on Montgomery and Jackson Streets are the oldest, those on Pacific Avenue too embody a story, and represent institutions, equally old and unique in reputation.

From the 1850's on, the area to the south of Telegraph Hill, especially Broadway and Pacific Avenue, had an unsavory but international reputation for the harboring of lawbreakers. By the 1880's, when the phrase "Barbary Coast" arose, the foundations had been well set: for half a century lodging houses, saloons, dance halls, cheap shows and related establishments were to dominate the scene, largely populated by sailors, pimps and prostitutes. Almost wholly destroyed in the Earthquake and Fire of 1906, the buildings were rebuilt to substantially the same scale, appearance and uses as before.

The Barbary Coast enjoyed its peculiar reputation until the First World War; but police raids, Prohibition and finally the depression dealt it a series of crushing blows. The 1939 World's Fair brought a brief revival, when enterprising promoters took advantage of the tourist trade to reopen the old "deadfalls" with less dangerous, though perhaps more expensive, night-clubs and saloons, dubbed collectively the "International Settlement". But by the early 1950's the buildings on Pacific Avenue, like those on Jackson, Montgomery and elsewhere in the area, stood largely idle and vacant. During the revival started then by the decorators and wholesale furnishers, the Barbary Coast has benefited equally with its older and more sober neighbors to the south. There has

been a coalescence of two sub-areas different in origin and development but substantially united in scale, basic character and present use.

Architecturally, there are common features tying the area together and providing visual distinction and pleasure; but Jackson Square is not one of those areas where one or several building designs are repeated along an entire row. Rather, each building elevation uses certain common elements, but in varying patterns and emphases; these basic architectural characteristics are summarized in Section D of this report.

The overall result is an intimacy of scale, a fineness of vertical proportion and especially in fenestration, a feeling for materials, and a use of decorative features which gives to many of the buildings a true architectural distinction; and numerous other structures possess the basic characteristics sufficiently to be in harmony with their more distinguished neighbors.

The earlier buildings are generally smaller than the later. Many buildings of architectural merit have been remodeled, and sometimes owe their distinction to this very fact. However, the later buildings do not usually attain the architectural quality of the older ones; erected for different uses and occupancies, often industrial, they tend to be larger, less ornamented, less oriented to the pedestrian, and sometimes of concrete rather than brick. But many do have fine brickwork, arches and proportions; and generally they conform to the older structures in construction type, architectural style, and scale.

There can be no question that Jackson Square is unique and irreplaceable. The latter is self-evident; as for uniqueness, it provides the city's only surviving early commercial buildings, and compared with similar commercial districts elsewhere it stands out in the ornateness and refinement of its structures. Moreover, its location fosters Jackson Square's distinct quality. Lying as it does within the shadow of the intense downtown office core, its scale and character provide a desirable and welcome contrast, as well as a buffer or transition zone between downtown and Telegraph Hill. Its interaction with that core is of enormous significance; and among the varied colorful districts near the financial district such as Chinatown, North Beach and Nob Hill, it is distinctive in its age, its charm and its almost exclusively commercial nature. It is a point worth repeating that people come to San Francisco, invest here and remain here because the city offers not only high-rise citadels of commerce, but also nearby oases of graceful urbanity where the pace slows perceptibly.

Visually, the district is perceived as a unit and is clearly identifiable as such to the visitor. If the basic building scale and common architectural features are the primary reasons for this, there are also other important factors: narrow streets, street trees, alleys free of intensive vehicular use, immediacy of pedestrian interest and intimacy of view. Equally significant in this perceived unity is the contrast between the district and surrounding areas -- the Financial District, Chinatown, Broadway-North Beach, Telegraph Hill, and the Golden Gateway.

Nor is the unity of Jackson Square purely visual. If the early commercial district and the Barbary Coast formerly embodied different uses and ideals, their functions have now converged and coalesced. Commercial development and common uses, as well as exterior building treatment, have recognized the culmination of this trend. Jackson Square has truly become an entity and an "idea" through imaginative remodeling and use. Private renewal and rebuilding have fused history with modern function and created a unique blending of old and new. The unity of the district is a reality which the passing years have re-created rather than weakened.

This old-new blending is not fixed and static; the area's dynamism has been exhibited through several eras over its hundred and twenty year history. The evidence of these successive eras remains, although obviously some buildings and sites have changed more than others. The attempt to preserve historic districts in this country, and elsewhere, has often been associated with the concept of historical "purity". This has sometimes led to demolition of all buildings after a certain date, or restoration to a certain point in time. In Philadelphia for example, probably the first skyscraper in America -- the Jayne Building -- was demolished along with other significant buildings in the name of purity, producing a "historical scene" that never was.

The outstanding example of this approach is Colonial Williamsburg, with its government buildings, stately residences and artisans' shops, elaborately and minutely restored at enormous expense. Williamsburg is precisely the kind of district that Jackson Square is not and should not be. Change is especially intrinsic and essential to commerce, and Jackson Square is a viable commercial area, not an artificially sustained replica of the past; its adaptability to new uses can allow continuing changes while preserving historical values.





Preservation and enhancement of Jackson Square's tangible qualities, and through them the intangible ones, has numerous benefits for San Francisco and its residents, benefits of an economic, cultural and aesthetic nature. Economically, the area supports specialized and valuable kinds of commercial ventures, whose importance to the city cannot be measured simply by the amount of floor space occupied. The interior decoration and home furnishings industry, the various professional services, and the consumer-oriented retail and entertainment uses would be economic assets in any location; but situated as they are in close proximity to the office and financial district, they must be viewed as supportive of the entire complex that makes San Francisco a major administrative capital.

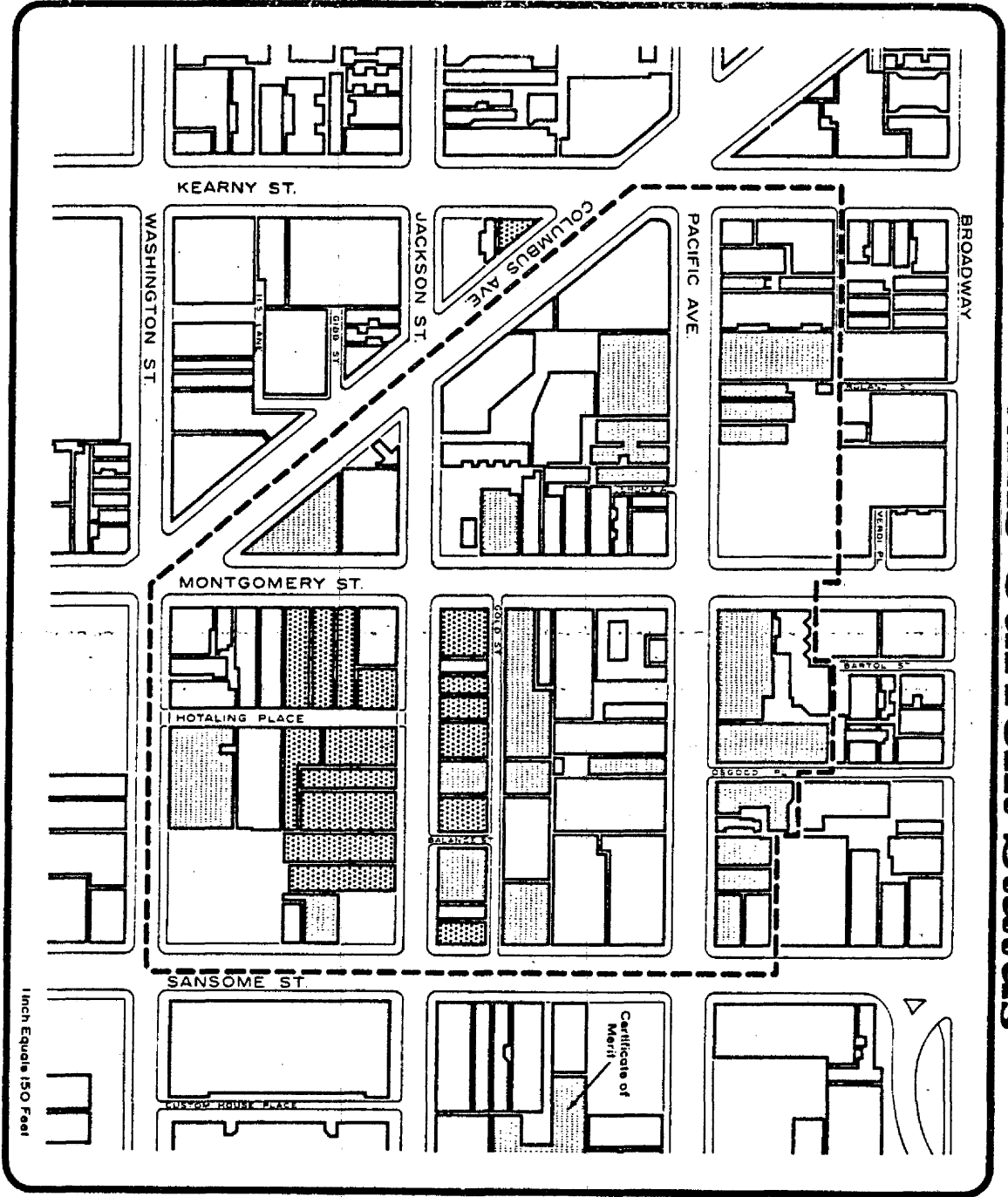
Of even greater import is the significance of Jackson Square as one of the special areas that make San Francisco, particularly its older core, such an attraction for visitors and conventions. While it may be true that relatively few tourists come to San Francisco solely to see Jackson Square, the area is indisputably part of the fabric of the historical city that forms so much of the tourist image. Here, the tourist feels instinctively that he is in one of the few places left in the heart of a major city where the passer-by can forget the hurry and hustle, the traffic and congestion, of the central business district. The city's promotion agencies, notably the Visitors and Convention Bureau and the Chamber of Commerce, are well aware of the benefits of Jackson Square's existence. Through national advertisements, organized tours, and convention publicity they have repeatedly extolled its interest and value.

In the cultural and aesthetic realm, Jackson Square contributes immeasurably to the spiritual wealth of San Francisco. The associations with historical persons and enterprises, the potential for educational purposes and field trips, the architectural and visual appeal, are intangible and priceless. And in terms of urban design, the nature of the area as a buffer and "valley" between the financial district and residential Telegraph Hill, and the value to the city of having coherent and varied functional districts like Jackson Square, are equally important. Finally, the elusive quality of "urbanity" deserves considerable weight in reinforcing the case for preservation.

A beginning has been made towards public recognition and protection of Jackson Square through the designation and

# Landmarks - Current Status

-  Designated Landmark
-  Considered for Designation



1 inch Equals 150 Feet

Certificate of Merit

consideration of a number of buildings as landmarks under the City Planning Code. To date, sixteen structures have been so designated. These landmarks form the nucleus for a historic district, but beyond these individual actions a broader approach is necessary to provide fuller protection. For it is clear that Jackson Square is more than simply a collection of individual structures; each building relates to its neighbors, and all relate to the street scene and the overall character of the district. In this intricate fabric, there should be a measure of control on all buildings and sites within the district, to insure that remodeling and development, when it takes place, will be in harmony with what exists.

#### D. ARCHITECTURAL FEATURES

The characteristic features of Jackson Square buildings may be generally summarized as follows:

##### OVERALL FORM AND CONTINUITY

*Building height is generally well-related to street width.*

*Buildings are typically two or three stories high at the street. Most are under 40 feet, with some as low as 20 feet.*

*Facades are continuous at the property line.*

##### SCALE AND PROPORTION

*Ground floors are high, about 20 feet from street level, often with cornice separating them from upper floors, providing continuity along the street frontage.*

*There is a regularity of overall form and proportion. On the ground floor this typically takes the form of bays closely spaced, 10 to 12 feet apart on center, with deep-set openings and inset entrances.*

*Ground floor treatment is definitely open in nature, with openings separated by narrow stripings or pillars of brick or cast iron. The open emphasis orients the ground floors toward the pedestrian, with attractive show windows.*

##### FENESTRATION

*Glazing is deeply recessed, producing a strong interplay between light and shade. Protruding window frames are common.*

*Windows are narrow and vertical in emphasis, rhythmically spaced, and match the bay spacing below and the shape and proportion of windows in nearby buildings. Door openings are frequently narrow and high.*

At the upper floors, the proportion of windows to solid wall is typically less than 50 percent.

#### MATERIALS

Standard brick masonry is predominant, at times exposed and at times painted, with thick bearing walls. Some buildings are stuccoed over the brick and some are concrete.

The sides of buildings are frequently of brick and form a significant part of the view from the street where they are higher than adjacent buildings.

Cast iron is often used in details and decorative features, notably in pilasters. Iron shutters are also found.

#### COLOR

Red brick is typical. Earth tones predominate, with painted brick, where it occurs, typically in muted but not timid tones. Reds, browns, yellows, greens, grays and blues are found.

#### TEXTURE

Typical facing materials give a rough, textured appearance.

Overall texture of the facades is fine grained.

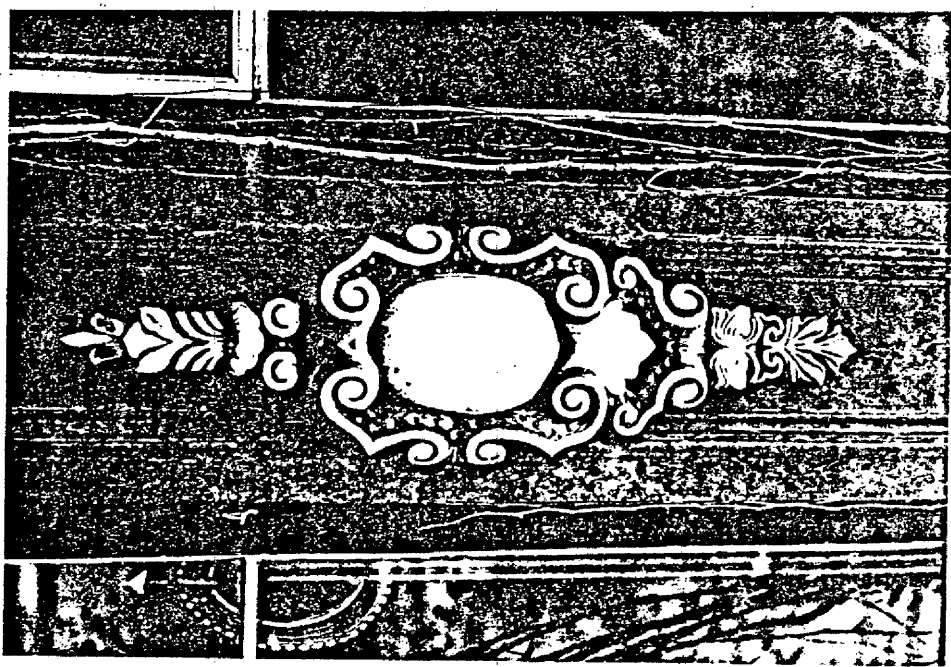
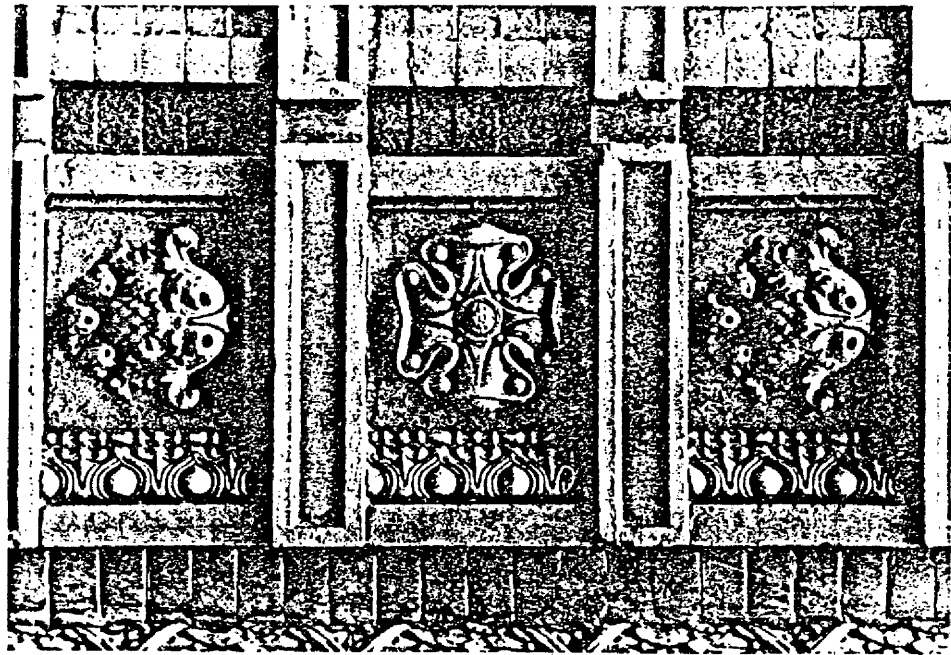
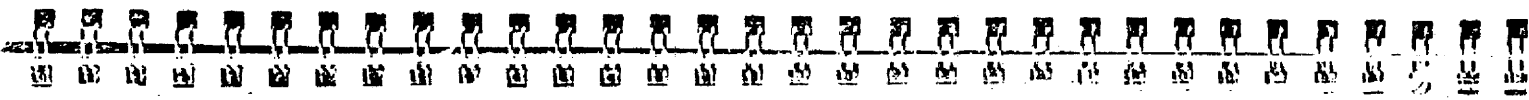
#### DETAIL

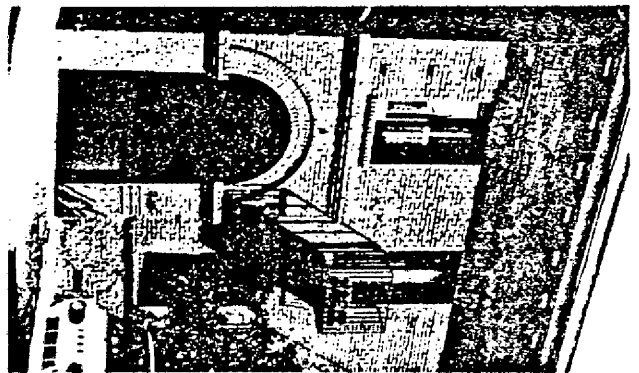
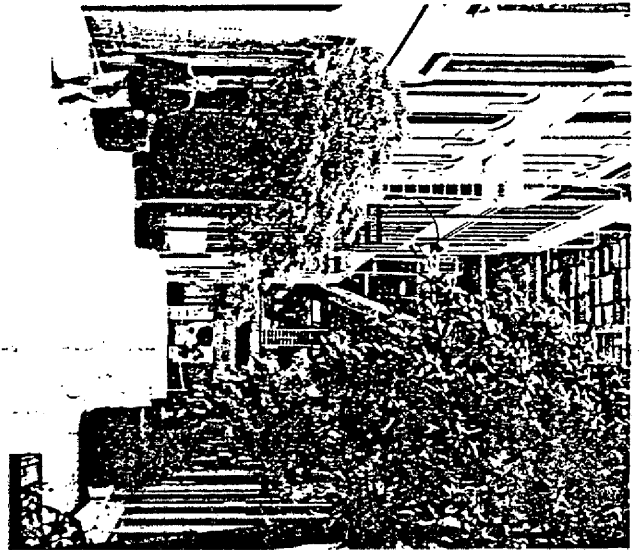
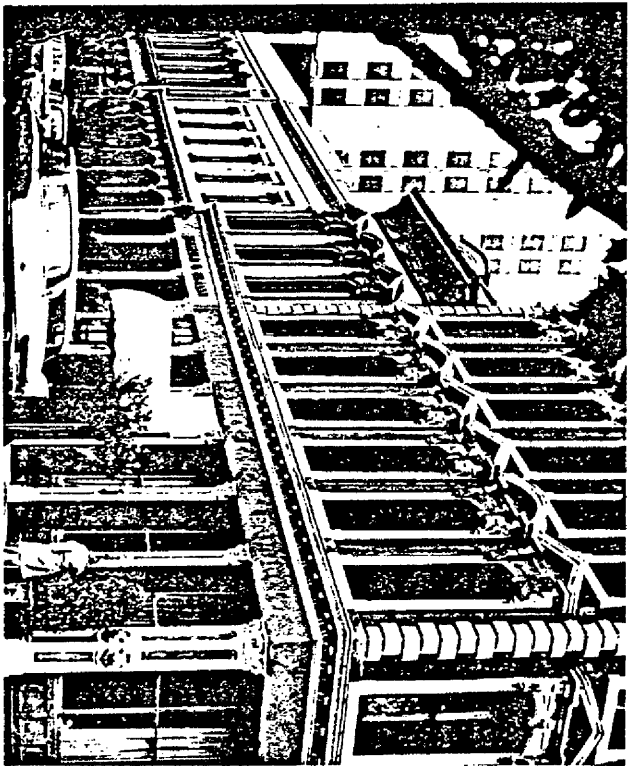
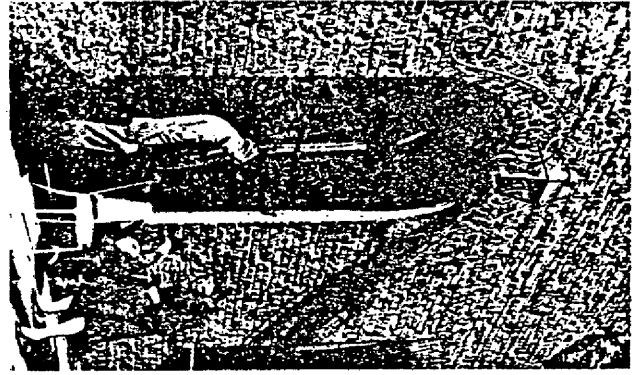
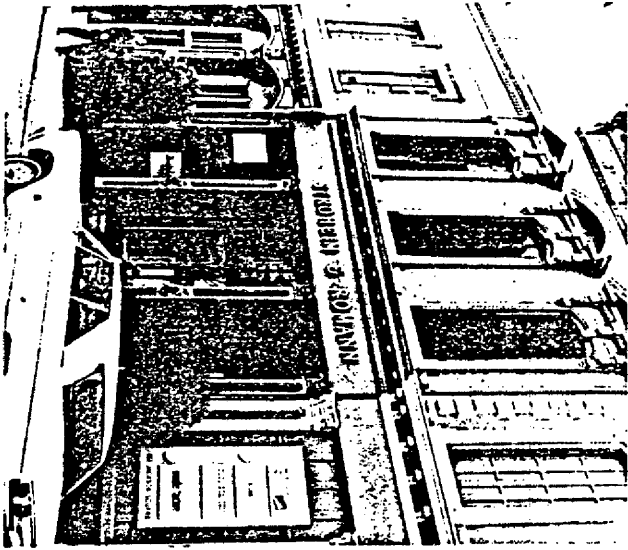
Arches are common at ground floor, and frequently upper floors.

Upper terminal cornices as well as lower cornices are typical, often heavy and projecting.

Classical features predominate, including pediments, columns or pilasters, and parapets.

Frequent exposed anchor plates are visible, holding in place the tie rods used to prevent the bearing walls from bulging.





## E. FEASIBILITY OF PRESERVATION

Foregoing sections of this report have pointed out the compelling reasons to preserve the idea and the reality of Jackson Square: the history and basic nature of the area; the architectural character of its buildings; its uniqueness and location; its visual as well as functional unity; the area's dynamism over the years, while preserving essential continuity; the economic, cultural and aesthetic benefits Jackson Square holds for the city and its residents; and the existence of a number of designated landmarks as a nucleus for a historic district.

The report has thus shown that Jackson Square's past has been stimulating and memorable, and its present is dynamic and beneficial. As for the future of the area the outlook is bright, for preservation of its essential character is not only desirable but feasible. Jackson Square has a continuing potential for adaptation to new and changing activities appropriate to its location. Most of the buildings lend themselves to conversion, restoration or reconstruction. Despite years of industrial-type occupancies, the existing revival has conclusively demonstrated that the area as a whole is suitable for small-scale, pedestrian-oriented uses, whether they be retail or wholesale, business or entertainment. The intimacy of scale and atmosphere almost assures a success that even the best-designed new commercial complex would find hard to rival.

In evaluating the area's future prospects, it is impossible to over-estimate the role of location. The prestige value of being close to the downtown office core and yet in an area of very special character has great appeal to professionals, selective retail businesses, food, drink and entertainment houses, and others. The revival that started in the early 1950's, bringing Jackson Square its present commercial success as the center of interior decoration and fine household furnishings wholesalers, was based on its convenient location as much as on the appeal of its old buildings. The high concentration of businesses and consumers nearby provides a natural market for high-calibre services; and the amenity value to a corporation of nearby areas like Jackson Square may well help influence its locational decisions



The successful continued use and re-use of the area does not require massive changes; incremental modifications rather than large-scale redevelopment will suffice to maintain its economic vitality. In this connection, the precedent of private investment and renewal is highly instructive and significant. This process of self-renewal continues today unabated and is to be encouraged, provided always that it respects and enhances the character of the district.

It should be noted that City policy firmly opposes as both unessential and undesirable, northward expansion of the intensive downtown office district into the Jackson Square area. As expressed in the thorough and authoritative Downtown Zoning Study and the zoning amendments based thereon, the City's policy is to expand the central business district to the south. Certainly there is ample room for growth in that direction using Market Street as the transit-oriented spine of development.

## F. BOUNDARIES OF THE PROPOSED HISTORIC DISTRICT

In selecting the boundaries of a historic district such as Jackson Square, several basic concepts should be kept in mind: The district must be of sufficient size to maintain itself as a viable commercial entity. If too small, e.g. a single street length, it will risk becoming simply a museum piece, and may well be engulfed by conflicting development on all sides; on the other hand, it should not be so overly spread out as to diminish its impact. The district must possess a fundamental unity and coherence in its potential development as well as its existing condition. It must be a distinct entity and clearly distinguishable from surrounding areas, though related to them. It should recognize the importance of integral street scenes by including both sides of the street where possible. It is undesirable for a district to be traversed by major through traffic streets; and it should be treated as a pedestrian precinct insofar as possible.

The proposed Jackson Square Historic District is bounded on the east by Sansome Street; on the south by Washington Street; on the west by Columbus Avenue from Washington to Kearny, and then by Kearny Street; and on the north by an irregular line approximately midway between Pacific Avenue and Broadway. These boundaries include the major grouping of historically significant buildings and those of distinct architectural merit; they also include many buildings of lesser individual significance, but which are eminently compatible with the scale and character of the district.

A historic district so bounded is entirely in keeping with the concepts first mentioned. It is substantial in size but yet compact, comprising about four city blocks in total. It possesses the visual and functional unity already described, and promises to retain its unity and coherence because of the sensible boundary lines selected: Sansome Street being a major traffic carrier, Washington Street soon to increase in traffic capacity, Columbus Avenue acting as a major transverse artery, and the buildings fronting on Broadway constituting another and different environment. As pointed out above, Jackson Square, particularly within the chosen boundaries, is a distinct entity, and clearly separate from Chinatown, the transitional Portsmouth Corridor,

Broadway-North Beach and the Golden Gateway. The district as proposed does include both sides of the key streets within its boundaries: Pacific Avenue, Jackson Street and Montgomery Street. It is not traversed by major arteries, and these three streets do function essentially as pedestrian precincts.

G. OBJECTIVES FOR THE AREA

The primary concern of the recommendations which follow is to maintain the scale and basic character of Jackson Square. Within the context of this over-riding goal, several objectives may be articulated; these emerge naturally from the study that gave rise to this report.

The historic district should function so as to:

1. Exist as a living, changing commercial area, not a static or "pure" museum.
2. Protect and preserve the basic characteristics and salient architectural details of meritorious and compatible buildings.
3. Afford the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards.
4. Encourage the development of vacant and incompatible properties in accordance with the character of the area.
5. Maintain an exciting mixture of uses and activities as presently found in the area.
6. Provide for maximum use by and convenience to pedestrians.

## H. IMPLEMENTATION

The creation of a Jackson Square Historic District is the keystone of an implementation program designed to preserve and enhance this charming and vital area of San Francisco. This purpose will be achieved only if owners and tenants are encouraged to rehabilitate and maintain their properties, and if suitable uses are attracted to and kept in the area. Thus the implementation program is positive in nature, not merely restrictive. The program contains two basic aspects -- regulations applicable to private property, and concerns relative to public property and public actions.

In proposing the creation of a historic district, this report deals primarily with the first aspect: immediate action to establish such a district would indeed be a positive step, for it would give owners and tenants the assurance that the amenities which brought them to Jackson Square in the first place would be preserved and enhanced, not destroyed by incongruous remodeling and construction on neighboring properties. The second aspect, relating to public concerns, is more long-range in scope but it is equally important.

### 1. Private Property:

Article 10 of the City Planning Code, "Preservation of Historical, Architectural and Aesthetic Landmarks", provides for the designation of individual landmarks and also historic districts. Final designation is made by ordinance of the Board of Supervisors, after recommendation by the Landmarks Preservation Advisory Board and the City Planning Commission. In the case of a historic district, once designated, all permit applications for construction, exterior alteration or demolition within the district are subject to review by the Planning Commission, after recommendation by the Landmarks Board, for conformity to the criteria and standards of both Article 10 and the designating ordinance.

Permit applications for new construction or for exterior alterations may be disapproved if they do not conform to the

pertinent standards. Demolition permits, however, can not be disapproved, but at most suspended for up to six months by the Planning Commission with a maximum additional suspension of six months possible only upon specific approval by the Board of Supervisors; after this total elapsed period of up to one year the demolition permit must be approved if efforts to preserve the structure have been unsuccessful.

In reviewing permit applications within the Jackson Square Historic District, the Landmarks Board and the Planning Commission would consider them in the light of the general standards of Article 10 which apply to any landmark or historic district (see Appendix B). Beyond that, however, Article 10 states that the designating ordinance for a specific historic district may impose "such further controls and standards as the Board of Supervisors deem necessary or desirable, including but not limited to facade, setback and height controls".

The review process for proposed changes within the Jackson Square Historic District would consist of applying the standards just mentioned, in such a manner as to preserve or enhance the general characteristics and particular features of Jackson Square as described previously in this report.

The proposed standards for Jackson Square would supplement those of Article 10 in two respects. First, these standards would require that any proposed alterations or new construction utilize, or be in general character with, the particular architectural features as set forth in Section D of this report and as shown on the elevations and photographs. This does not mean that the elements of form, materials, color, texture or detail found in Section D must in each case be duplicated or simulated. The "particular features" would be used as guidelines or points of reference, not as rigid requirements. The intent here is to achieve freedom to design and to change, within the limitations imposed by the guidelines. Broad choices would frequently be open to the individual building owner (or tenant) and his architect. In some cases, precise historical restoration might be desired by the owner while in others, a complete face-lifting would be entirely appropriate.

Second, the proposed Jackson Square standards would contain several guidelines going beyond the "particular features" as they presently exist, in order to relate future development to the objectives for the area and to

overall design considerations. These would include the following statements:

*Within the established 65-foot height limit, greater height is more appropriate on corner sites, in order to maximize sun and light in the area, and to define the corners and provide suitable entrances to block fronts.*

*Setbacks, arcades and plazas are generally inappropriate in Jackson Square. On the other hand, interior courts and pedestrian areas not breaking the facade line continuity offer great potential.*

*Contemporary materials may be compatible with the area, but not when shiny or smooth in nature. If used, they should generally be subordinate in extent, and should harmonize with standard brick in color, texture and proportion.*

*Stucco and concrete treatments can be acceptable, but are generally less desirable than brick.*

The review context proposed here would apply to all buildings and sites within the district, whether individually designated landmarks or not, and whether evaluated in this report as Compatible, Potentially Compatible, or Incompatible. This is not only a requirement of Article 10, but of the very concept of a historic district -- it is of course the district in its entirety which must be protected and enhanced. It should be noted that the review process operates only when a voluntary decision is made to alter or build -- the ordinance could not compel alterations or construction.

In the case of signs, awnings, light standards and other decorative and informative elements appended to buildings, it is proposed that a joint committee be formed, consisting of public officials and representatives of property owners and tenants in Jackson Square, to formulate and recommend detailed standards. These should include size and projection limits, and criteria regarding color, materials and lettering style. In this particularly delicate area, a cooperative effort of this kind is desirable and sensible. The final recommendations would be presented to the Landmarks Board and the Planning Commission and could then serve as guidelines for review of applications, or alternatively be sent on to the Board of Supervisors for legislative action.

At the present time, nevertheless, in order to prevent the more obvious visual injuries to Jackson Square, it is recommended that the City Planning Code be amended to prohibit all billboards and internally illuminated signs within and directly facing the historic district, and all signs above the ground floor; and to limit severely the amount of projection permitted.

The existing zoning regulations pertaining to height limitation, permitted uses and off-street parking requirements have previously been described under Section B,2 ("Existing Conditions"). These provisions are deemed appropriate to the objectives of this report and should be retained in their present form.

## 2. Public Property and Actions:

A joint public-private committee, as described above, should also formulate design criteria and standards for special street features, including street lights, trees, street signs, street furniture such as benches and display posts, and pavement treatment for sidewalks and streets.

The alleys in Jackson Square, particularly Hotaling Place, Gold Street and Osgood Place, are valuable assets and should be retained and enhanced for pedestrian use, with vehicles either prohibited entirely or severely restricted in use. Special street features to enhance the alleys should be considered by the joint committee, e.g. special lights and paving, directional signs, benches and display cases. The alleys have great character and could be made even more appealing and useful; with the automobile absent they afford a unique atmosphere and opportunity for urban delight.

What has been said about the public alleys applies with equal force to interior courts, culs-de-sac and private alleys. Potentially, these private spaces could contribute enormously to the charm and appeal of Jackson Square.

With respect to traffic and street improvements, it is recommended that no major changes be made without the most careful consideration by all public bodies involved of the potential effects of such changes upon the character of the historic district. Sidewalk narrowings should be discouraged, because of the need for adequate sidewalks in a pedestrian-



oriented district, because widened street pavements to accommodate more lanes of traffic would be undesirable and harmful to the district, and to allow adequate room for trees. On-street parking should be retained rather than eliminated, again because additional traffic would be destructive to the fabric of the district; and if more capacity is demonstrably needed in the general area, it should be routed around and not through Jackson Square. Another strong reason for the retention of on-street parking is the vital function it fulfills in serving businesses' needs for short-term parking -- pick-ups and deliveries and brief business visits -- all of which are essential given the activities predominant, and likely to predominate, in Jackson Square.

The need for public parking in the vicinity of Jackson Square is unquestionable, but a parking garage within the area itself would not be in harmony with its scale and character. In development of some sites within the area, a limited amount of parking might be provided as part of a multi-use building. Significant amounts of parking to supplement the existing Golden Gateway and Portsmouth Square garages should be located only outside the boundaries of Jackson Square proper, to the north in the blocks between Pacific Avenue and Broadway, and to the south in the Portsmouth Corridor between Washington and Clay Streets.

I. CONCLUSION

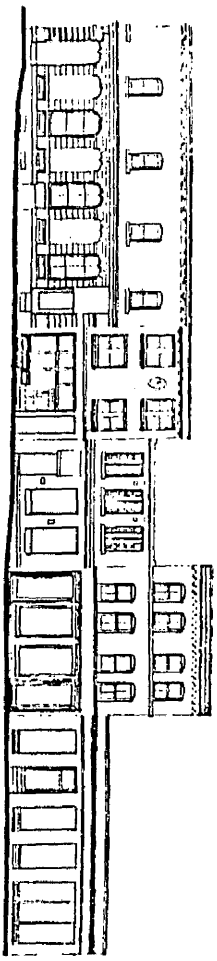
The fragile piece of urbanity that is Jackson Square should be preserved as an attractive, lively market place which will continue to prosper in the figurative and sometimes literal shadow of its gigantic neighbors of the contemporary business world. From the point of view of historical continuity, and in the long-range interests of San Francisco, its economy and its residents, this is the only course that can be recommended -- destruction should be unthinkable. This conclusion is not unrealistic, but it does require a cooperative and understanding spirit among all involved in the preservation of Jackson Square.

The fundamental and immediate recommendation of this report is that legislation be approved by the Landmarks Preservation Advisory Board and the City Planning Commission, and enacted by the Board of Supervisors, to establish Jackson Square as San Francisco's first historic district. The people of San Francisco, and all who love the city, deserve no less.

**FACADE ELEVATIONS AND DESCRIPTIONS**

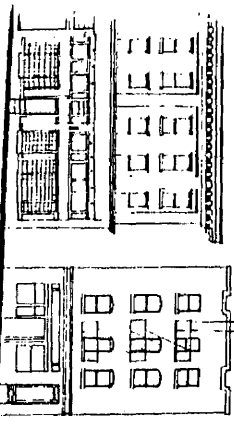






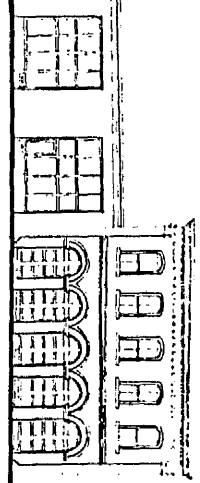
- 468 (1st and 800 Montgomery St.)  
 Centered Limestone, also Side Registered Historical  
 Limestone. Built 1853-54, mid story removed after  
 1905 fire. Height 34 ft.  
 Exposed stone. Diced brick cornice or belt course be-  
 lieves upper story. Heavy cornice and stone work on  
 north side. Jersey Street facade. Alternating blind  
 and 3/4" x 3/4" dished windows supported by solid brick  
 piers. Replaced cornice entrance. High ornament re-  
 flected on ground floor facade. Floor of building is on  
 Gold Street.  
 Compatible.
- 478  
 Built c. 1910.  
 Limestone 21.7 ft.  
 Height 34 ft.  
 Pierced stone  
 concrete. Wood  
 with radiating door  
 and windows. Partly  
 horizontal limestone  
 finished ground  
 floor. Floor of  
 building is on Gold  
 Street.  
 Compatible.
- 472  
 Deteriorated Limestone  
 Built c. 1850, limestone  
 11, height 20 ft.  
 Exposed brick building  
 with radiating door  
 and windows. Partly  
 finished ground  
 floor. Floor of  
 building is on Gold  
 Street.  
 Compatible.
- 470  
 Deteriorated Limestone  
 Built 1832, limestone 28  
 ft., height 40 ft.  
 Exposed brick building  
 with radiating door  
 and windows with  
 ironed heavy wood trim.  
 Floor of building is on  
 Gold Street.  
 Compatible.
- 459-460  
 Deteriorated Limestone. Built 1850-1850.  
 Height 18 ft.  
 Pierced brick building. Symmetrical  
 door and window openings. Strong hori-  
 zontal lines. Floor of building is on Gold  
 Street.  
 Compatible.

**JACKSON**



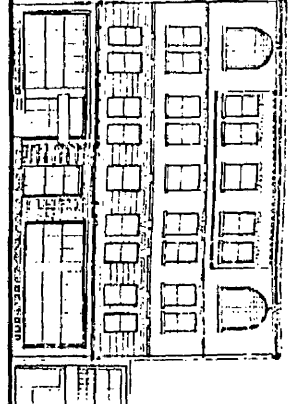
- 500 (See also 800 Block of Montgomery St. W. Side)  
 326-332  
 Built 1907, limestone 46 ft.,  
 height 48 ft.  
 Pierced brick building  
 with radiating door  
 and windows. Partly  
 finished ground  
 floor. Floor of  
 building is on  
 Gold Street.  
 Compatible.
- 500 (See also 800 Block of Montgomery St. W. Side)  
 326-332  
 Built 1907, limestone 46 ft.,  
 height 48 ft.  
 Pierced brick building  
 with radiating door  
 and windows. Partly  
 finished ground  
 floor. Floor of  
 building is on  
 Gold Street.  
 Compatible.
- 500 (See also 800 Block of Montgomery St. W. Side)  
 326-332  
 Built 1907, limestone 46 ft.,  
 height 48 ft.  
 Pierced brick building  
 with radiating door  
 and windows. Partly  
 finished ground  
 floor. Floor of  
 building is on  
 Gold Street.  
 Compatible.

Montgomery St



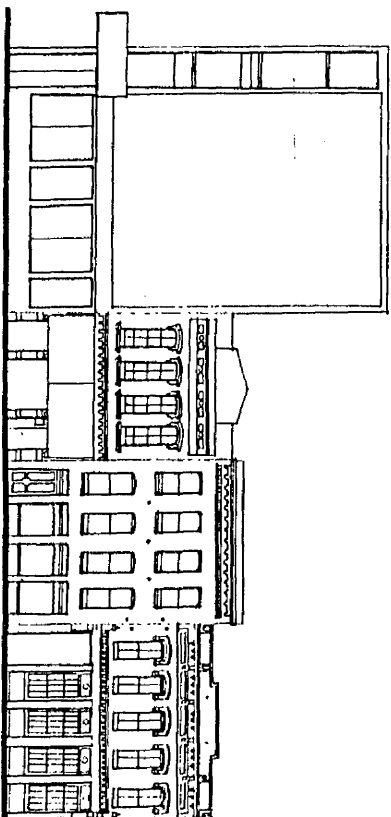
- 440-444  
 Built 189, second floor removed 1907,  
 masonry facade remaining 1855, limestone  
 44 ft., height 13 ft.  
 Pierced brick over brick facade, with large  
 arched windows. Floor of building is  
 on Gold Street.  
 Compatible.
- 432  
 Deteriorated Limestone. Built 1806 (1809-11),  
 using 1853 limestone, limestone 45 ft. 8 in.,  
 height 30 ft.  
 Exposed brick building with pronounced and sim-  
 ilar brick detailing of well pronounced rectan-  
 gular windows and doors. Rich ornament of  
 corner pilasters and cornices. Fully visible east  
 wall in keeping with front. Floor of building is on  
 Gold Street.  
 Compatible.

**North side between Sansome and Montgomery  
 STREET**  
 North side between Montgomery and Columbus



- 418  
 Built 1905, limestone 70 ft., height 54 ft.  
 Variegated granite brick building with extensive brick detailing on up-  
 per floors. Combination of cast iron, concrete, brick and wood  
 facing at ground floor. Fully visible west wall and new wall in com-  
 mon brick. Floor of building is on Gold Street.  
 Compatible.
- 408  
 Built 5  
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Jackson St



735-738 (See also 497-499 Jackson)  
Built 1963, frontage 50 ft, height 65 ft  
Modern brick and steel building. Building bulk, detailing and use of materials not in character with area  
Incompatible

732 (Reborn on Holding Pl. W. side)  
Designed by Lundmark, Built 1952, frontage 25 ft, height 40 ft  
Stuccoed brick with classical cast iron pilasters on ground floor. Expansive openings over second floor windows  
Compatible

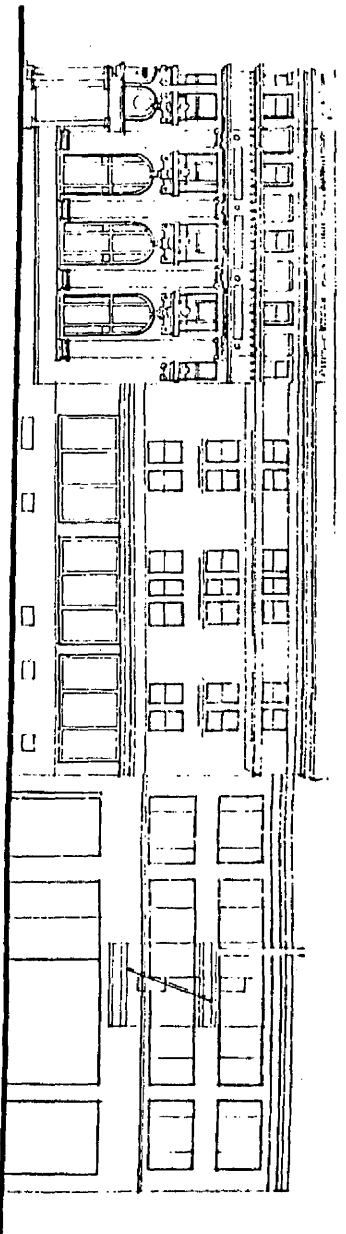
728-730 (Reborn on Holding Pl. W. side)  
Designated Landmark and State Registered Historical Landmark, Built 1951, frontage 29 1/2 ft, height 41 ft  
Exposed brick building with recessed doorway. Curved brick arched windows at second floor, straight brick arched windows at third floor. Exposed exterior brick heavy projecting cornice  
Compatible

722 (Reborn on Holding Pl. W. side)  
Designated Landmark, Built 1951, frontage 33 3/4 ft, height 33 ft  
Exposed brick building with cast iron entrance on 1st floor. Cast iron entrance recessed to open interior. Exposed brick over second floor windows. Exposed brick over second floor windows  
Compatible

# MONTGOMERY STREET

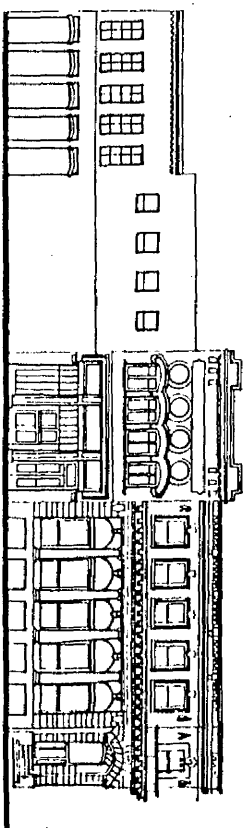
## West side between Columbus and Jackson East side between Washington and Jackson

Columbus Ave



701 (See also 4-36 Columbus Ave.)  
Built 1909, third story added 1914, north portion remodeled and combined with bank c. 1916, major renovation c. 1950's. Frontage 126 5/8 ft, height 50 ft  
(South portion) Glazed white terra cotta facade. Baroque design. High arched windows of ornate composite style. Very heavy cornice at third floor line. Upper story capped with heavy stone balustrade. Curved arched entrance at gate corner at local point of building  
Compatible

733 (See also 501 Jackson St.)  
Built 1924, frontage 72 5/8 ft, height 42 ft  
Reinforced concrete industrial building with classical cornice at roof  
Potentially compatible



712-720 (Reborn on Holding Pl. W. side)  
Built c. 1880, facade remodeled 1953, frontage 60 5/8 ft, height 28 ft  
Stuccoed brick building, originally two buildings  
Sustainably altered  
Potentially compatible

708  
Built 1906, frontage 40 ft, height 40 ft  
White glazed brick facade. First floor supporting a classic entablature. Recessed high arched windows on ground floor. Recessed windows with heavy surrounds topped by further scrolls on second floor. Heavy stone classical balustrade at roof. Curved entrance classical cornice with scrolled brackets and dentils  
Compatible

700 (See also 580 Washington)  
Built 1905, frontage 51 ft, height 36 ft  
Stone and stuccoed brick building in the Greek Revival style. Engaged round Ionic columns on first floor supporting a classic entablature. Recessed high arched windows on ground floor. Recessed windows with heavy surrounds topped by further scrolls on second floor. Heavy stone classical balustrade at roof. Curved entrance classical cornice with scrolled brackets and dentils  
Compatible

Washington St

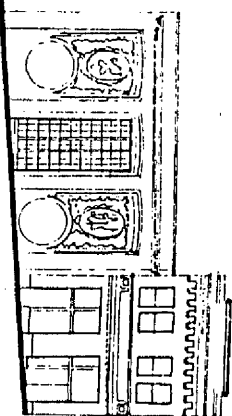
Jackson St

Side of 500 Jackson

Built 1948, frontage 48 ft, height 10 ft  
 Potential for one gas station.  
 Incompatible

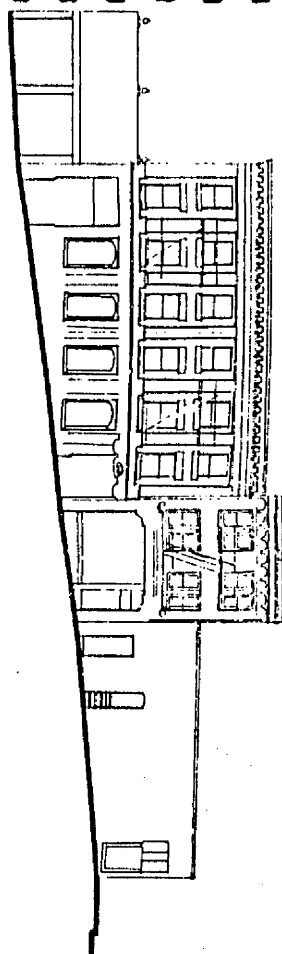
Built 1903, major remodeling 1950  
 frontage 47 ft, height 28 ft  
 Exposed brick building. Three high arched openings. Corbelled brick cornice. Stained glass round windows. Recessed entrance. Exposed brick south wall inside from street.  
 Compatible

Built 1906, last-  
 frontage 23 ft, height 34 ft  
 Painted brick building. Decorative brick patterning and corbeling. Exposed anchor bolts.  
 Compatible



Side of 501 Pacific Ave.

Built 1912, major alteration 1957,  
 frontage 45 ft, height 16 ft  
 Shuco over brick building. Contemporary design and detailing.  
 Potentially compatible

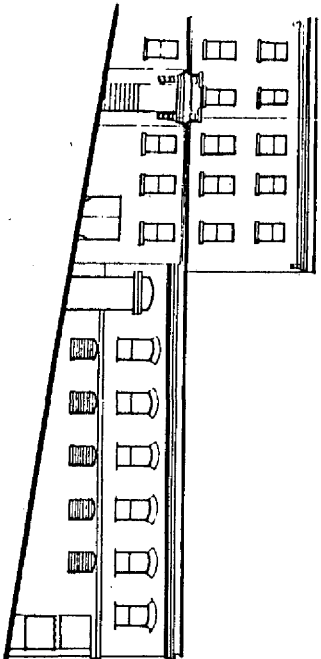


# MONTGOMERY STREET

## West side between Jackson and Pacific East side between Jackson and Broadway

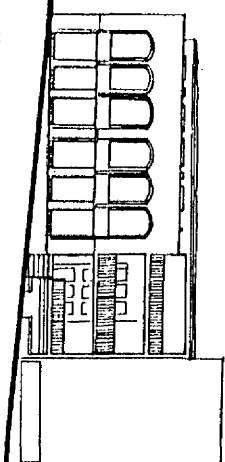
320  
 Built 1907, frontage 44.5 ft, height 42 ft  
 Shuco over brick building, seven facade in relief. Hispano-Siyle. Common wall 4 ft. 902 Montgomery St.  
 Potentially compatible

902 (See also 470-498 Pacific Ave.)  
 Built 1907, eastern portion added c. 1910, frontage 137 ft, height 30 ft  
 Brick building, upper floor painted. Common wall with 920 Montgomery St.  
 Potentially compatible



Pacific Ave.

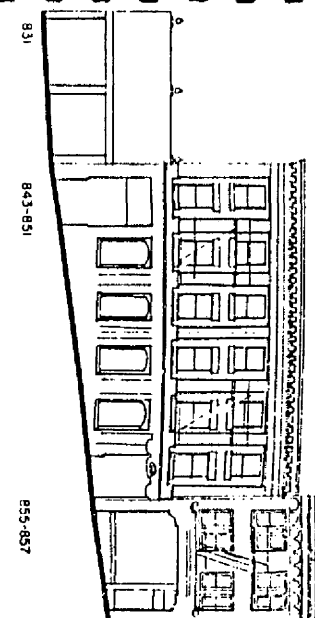
850 (481 Pacific and 850 Montgomery form a large remodeled unit)  
 Built c. 1910, remodeled with construction of new building on corner 1970, frontage 86.75 ft, height 25-35 ft  
 Squinty portion. Remodeled L-shaped building of plain reinforced concrete. Northern portion. New building, facade of brick and stucco with repetitive arched windows framed with terra cotta. Open galleried court between the two buildings.  
 Compatible



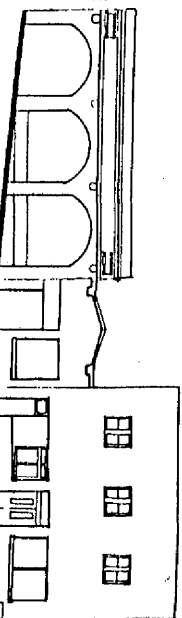
831  
 Built 1923, frontage 25.67 ft, height 22 ft  
 Plain concrete building. Deeply recessed ground floor show windows.  
 Potentially compatible

843-851  
 Originally two buildings, now combined with unified facade. Red bricks with white accents of sills, lintels and belt courses. Iron window box gables. Classical cornice.  
 Compatible

855-857  
 Built 1910, frontage 23 ft, height 37 ft  
 Painted concrete building. Deeply recessed first floor opening has rounded corners. Decorative piers extending from second floor to decorative cornice.  
 Compatible

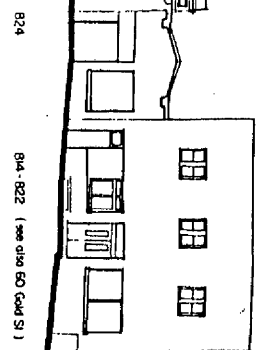


836  
 Built 1923, frontage 50.75 ft, height 20 ft  
 Concrete building. Three gables with medallions between. Simple projecting cornice.  
 Compatible

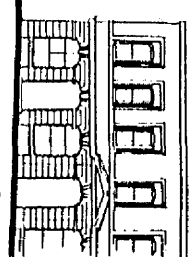


824  
 Built 1923, frontage 20.5 ft, height 20 ft  
 Concrete building with painted brick facade. Decorative lining on door.  
 Compatible

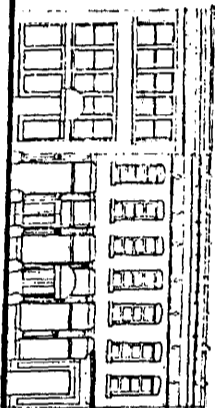
814-822 (see also 801 Gold St.)  
 Built 1910, frontage 39.5 ft, height 36 ft  
 Simple red brick building. Decorative brick patterning near rail and handsome brick sill under first floor windows. Ivy hides much detail.  
 Compatible



804 (See also 498 Jackson St.)  
 Designated landmark, also State Register. Built 1853-1854, lived story removed. 60 ft, height 34 ft  
 Exposed brick building with rusticated ground floor and continuous granite sill course on windows. Projecting center entrance with gable dormer. Recessed corner entrance. Projected ground floor facade on Gold Street.  
 Compatible







Parking Lot

615

Built 1907, frontage 25 ft., height 30 ft.

Brick building, remodeled. Strip window pattern not in keeping with rest of area.

Potentially compatible

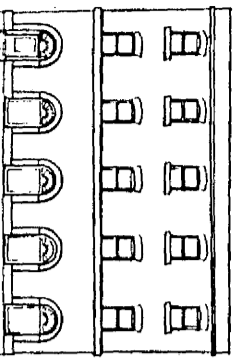
617

Built c. 1867, rebuilt c. 1907, frontage 45 ft., height 30 ft.

Stone-veneered stucco over brick. Cast iron pilasters on ground floor. Heavy cornice.

Compatible

## SANSOMME

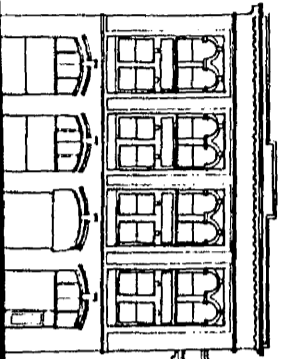


701 (see also 400 Jackson St.)

Designated Landmark, Built 1859, partially rebuilt 1906, frontage 60 ft., height 40 ft.

Yellow brick building. First floor round arches, heavily ornamented with stone work. Fan light transoms. Brick arches over upper story windows slightly projecting. Rise of building is on God Street.

Compatible

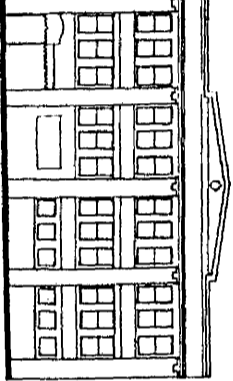


711 (see also 14 God St.)

Built 1906 (part-veg), frontage 60 ft., height 45 ft.

Brick building. Ground floor has large arched openings. Second windows above ground floor contained within double recessed panels, upper set having arched heads. Accentuated vertical and arch design through connecting projecting detailed cornice.

Compatible



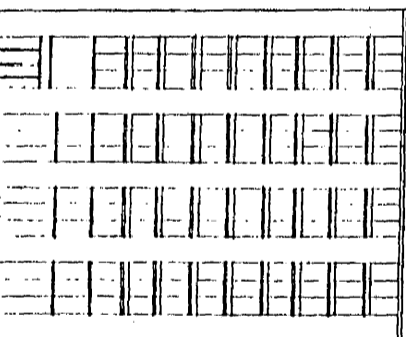
731

Built 1911, frontage 68 7/8 ft., height 34 ft.

Concrete building with awnings and irregular porches at roof with mezzanine.

Potentially compatible

## West side between Washington and Jackson STREET West side between Jackson and Broadway

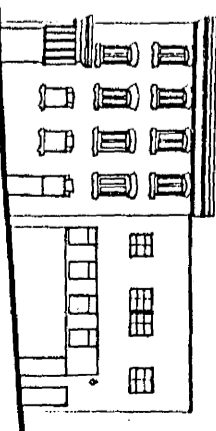


755 (see also 401-433 Pacific Ave.)

Built 1927, major alteration 1959, frontage 137 5/8 ft., height 21 ft.

Contemporary curtain wall incorporate

Compatible



801 (see also 400 Pacific Ave.)

Built 1905 (part-veg), frontage 34 4/8 ft., height 32 ft.

Coated brick building, all detailing in brick. Dark metal corner stone 1/41 floor.

Compatible

821

Built c. 1940, frontage 34 4/8 ft., height 31 ft.

Concrete with terra cotta trim.

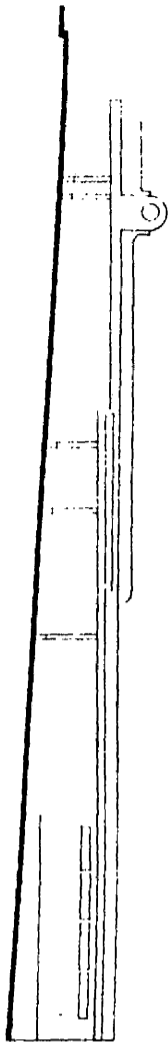
Potentially compatible

Parking Lot

Jackson St.

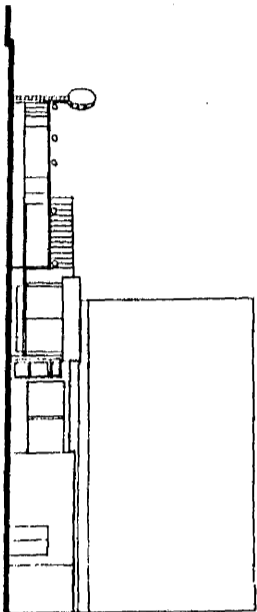
Pacific Ave.

Pacific Ave



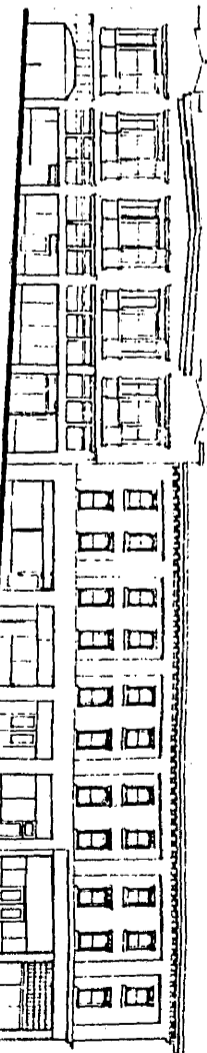
170 (See also 565 Pacific Ave)  
Built 1938, frontage: 148.8 ft., height: 14 ft.  
One story metal structure, embedded in dirt.  
Open interior construction  
Incompatible

# COLUMBUS



42 (See also 500 Block Jackson St., south side)  
Built 1941, frontage: 91 ft., height: 12 ft.  
Metal building with wood and glass fence enclosure at corner.  
New concrete block addition.  
Incompatible

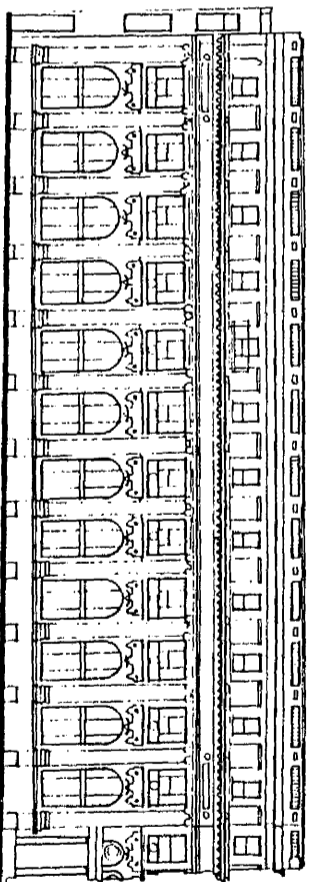
Jackson St



125-140  
Built 1911, frontage: 72 ft., height: 32 ft.  
Concrete building with five bay windows. Simple angled cornice over central portion.  
Potentially compatible

100-120 (See also 530 Jackson St)  
Built 1907, frontage: 105.9 ft., height: 40 ft.  
Brick building of various colors. Prominent projecting cornice above ground floor and at roof. Windows recessed slightly set off by shallow brick pilasters. East and north facades unlike from street and car-view. Northern portion of ground floor not in keeping with remainder of building.  
Compatible

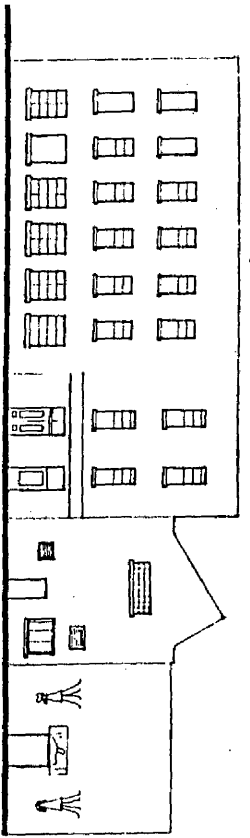
# East side between Jackson and Pacific AVENUE East side between Washington and Jackson



4-36 (See also 701 Montgomery St)  
Built 1903, third story added 1914, north portion renovated and completed with bank c. 1916, major renovation late 1930s. frontage: 126.5 ft., height: 50 ft.  
(South portion) Gabled white terra cotta facade. Baroque design. High arched windows of ornate composite style. Very heavy cornice at third floor line. Upper story covered with heavy stone bands.  
Wide circular porticoed entrance at 3rd corner. 5 facade court at building.  
Compatible

Washington St

Washington St



15 (See also 584 Washington Street)

Build c 1907, heritage 30 5 ft, height 38 ft

Three stoops over brick buildings merged into one

Potentially compatible

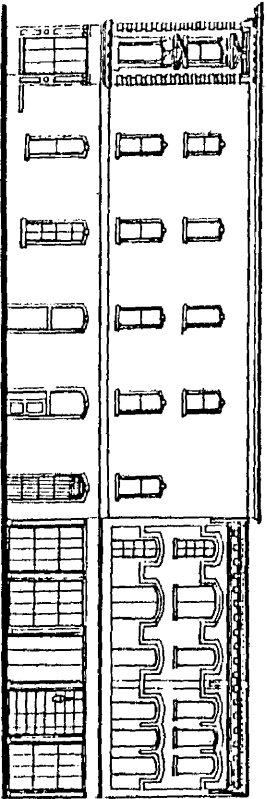
231-27 (rear of 712-720 Montgomery St)

Build c 1880, Northern portion of facade renovated c 1950, heritage 56 5 ft, height 29-30 ft

Originally two buildings. Southern building red brick with north shingle roof and wood trim. Northern building granite cobblestones with cast stone relief panel over entry

Compatible

# HOTALING



Side of 431 Jackson St

Designated Landmark. Built 1856, heritage 90 ft, height 40 ft

First bay repeats, Jackson Street facade. Rest of facade is tall arched openings surrounded by plain raised encircling frame of brick. Cast iron shutters and anchor plates

Compatible

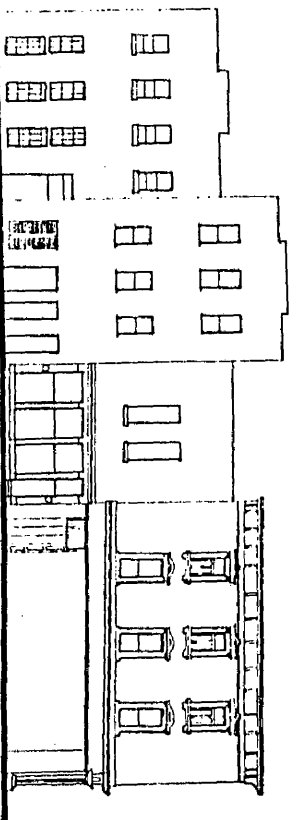
32-42

Designated Landmark. Built c 1870, heritage 47 5 ft, height 40 ft

Stucco facade with contrasting trim. Cast iron pilasters on ground floor. Recessed entrance. Window openings, unusually wide, divided into three upper and lower panes. Exposed anchor plates. Projecting cornice supported by brackets

Compatible

Jackson St



Rear of 722 and 728 - 730 Montgomery St

722 built 1851, heritage 33 3 ft. Designated Landmark. 728-730 built 1851, heritage 29 1/2 ft, height 41 ft

Designated Landmark and State Registered Historical Landmark

(722) Exposed brick building, with wood trim. Square orbed windows. Exposed anchor plates. Simple cornice, raised in center

(728-730) Exposed brick building, with wood trim. Exposed anchor plates

Compatible

Rear of 732 Montgomery St

Build 1852, heritage 23 ft, height 33 ft

Painted brick facade with cast iron shutters on ground floor. Iron square orbed windows. Exposed anchor plates

Compatible

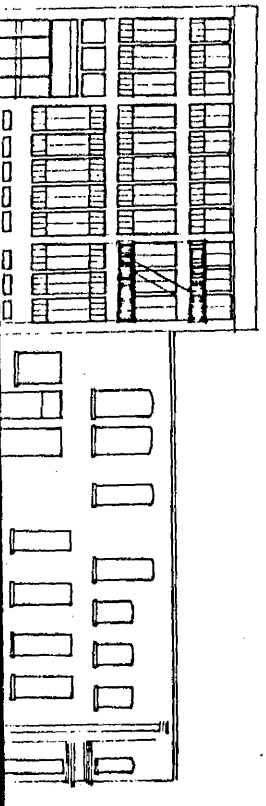
Side of 463-473 Jackson St

Designated Landmark. Built c 1850, heritage 52 ft, height 45 ft

Stuccoed facade, cast iron pilasters at ground floor. Arched projecting pediments over second floor windows, hanging over third floor. Projecting cornice supported on decorative brick-arched windows. Exposed anchor plates. Projecting cornice supported by brackets

Compatible

# West side between Washington and Jackson PLAZA East side between Washington and Jackson



30

Build 1914, heritage 57 5 ft, height 45 ft

Poin concrete building with tiled pilasters and geometric designs over windows

Compatible

Side of 530 Washington St

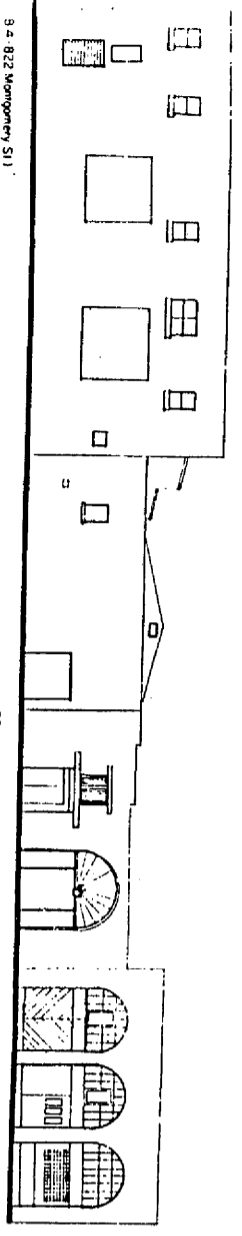
Build 1859-1880, third story removed after 1906 fire, heritage 80 ft, height 30 ft

Painted brick with horizontal accents. Arched windows. Brice painted restrained classical cast iron columns on first floor. Corner of building rounded at entrance to adjoining Plaza. Side facade is a square rendition of the Washington St front

Compatible

Jackson St

Washington St



822 Montgomery St.

137' 5 1/2" height 16-36 ft

Two stories, easterly portion has one story with gable. Brick facade. Some of openings have been filled in with brick. Random pattern of windows in facade.

56

Built c. 1906, altered 1959. Frontage: 47.67 ft. height 16 ft.

Expanded brick building. 1-story support over entrance. Both entrances deeply recessed. Wrought iron decoration over main entrance. Expanded brick porch, in no definable form.

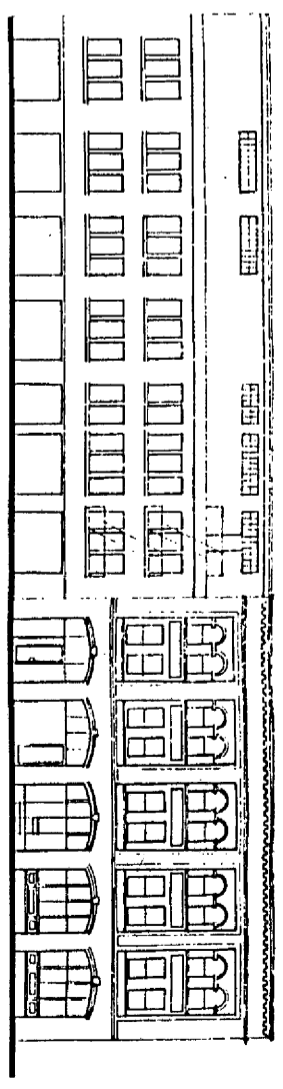
Compatible

48

Built c. 1905, frontage: 44 ft. height 40 ft.

Stucco over brick building with symmetrically arranged arched entrances. Treatment of doors and windows not in character with area.

Potentially compatible



40

Built 1910, remodeled 1956. Frontage 103.33 ft. height 45 ft.

Poor concrete building. Arcade at street level. Compatible.

14 (see also 711 Sansome St.)

Built 1906 (approx.), frontage 80 ft. height 45 ft.

Brick building. Ground floor has large arched openings. Pinned windows above ground floor contained within doubly recessed panels, upper set having arched heads. Accentuated keystone and arch design through corbelling. Projecting detailed cornice.

Compatible

# GOLD

# STREET North side between Sansome and Montgomery

## APPENDIX A - SUMMARY OF BUILDING HISTORIES

The following are brief summaries of case reports and research material in the files of the Landmarks Preservation Advisory Board. These summaries highlight the history of the area's buildings, but they are not exhaustive nor do they include all buildings which may have some historical interest. The process of research is a continuing one.

### GOLD STREET

- 56 - This building was constructed in 1906-07 on a lot which, together with the Moulinie Building directly across Gold Street, has been owned by the French family of that name for over one hundred years, having been acquired by a French sea captain during a voyage to California after the Gold Rush. The present building was for some time used by the Four Monks Winery, directly to the west, as a cooperage and truck storage depot, and more recently was converted to a bar and restaurant as part of the Jackson Square revival.

### HOTALING PLACE

- 32-42 - Hotaling Stables Building

This was originally constructed as two separate buildings around 1870, but has been long merged into one. The northern portion was built as stables and used by the firm of Anson P. Hotaling. The southern part was originally a warehouse for the firm of H. and W. Pierce, pioneer brokers with offices on Montgomery Street, across Jones Alley — now Hotaling Place. A tunnel connected the Pierce offices with the warehouse and stables.

### JACKSON STREET - North side

- 400 - Grogan-Lent-Atherton Building

Dating in part from 1859, this building is typical in architectural style of office buildings built in this area of the city during the 1850's. The building on the site between the 1850's and the 1906 Fire and Earthquake, occupied by numerous real estate, mining and stock bookers, including F. D. Atherton, A. B. Grogan and W.M. Lent, was severely damaged, and the present building is described on photographs taken shortly after the Earthquake as "the first brick building completed after the Fire." The present building is similar in appearance to the earlier building, and includes portions of that building.

JACKSON STREET - North side (continued)

432 - Yeon Building

The 1906 post-Fire building stands on the site of the Tremont Hotel built in 1855, and incorporates portions of that early building. The present building is typical of the architecture of the 1850's.

440-44 - Presidio and Ferries Railroad Car Barn

Dating from 1891 and later reconstructed, this structure was first used for stables for the horses that drew cars on this part of the line (cable was used on other parts) and also for some car storage. After the 1906 catastrophe with its disruption of service, most cable railroads commenced to electrify, including the Presidio and Ferries. With the introduction of electric cars this building ceased to be used as a stable, but did continue in use as a car barn and repair shop until the line was taken over by the Municipal Railway.

458-60 - Moulinie Building

One of the oldest buildings in Jackson Square, it was constructed in the early 1850's, no later than 1855, and has been owned by the same French family since Gold Rush days when a French sea captain purchased the lot. It housed principally wine and liquor merchants during the mid- and late-1800's.

470 - Solari Building East -- Larco's Building

Built in 1852 by Nicholas Larco, prominent Italian merchant of early San Francisco, the building housed the consulates of Spain and Chile in 1856-57, and from 1861 to 1864-65, the Consulate of France. It also housed offices for the Italian Benevolent society during the 1860's, as well as the Italian newspaper La Parola which was edited by Augustus Splivalo who had offices here for many years. Domingo Ghirardelli also had an office in the building from approximately 1856-58 and many wine and liquor merchants were here beginning in the 1860's.

472 - Solari Building West -- Old French Consulate

Built 1850-52 and originally occupied by C. Lagauterie, the first of many wine and liquor merchants to occupy the building. From 1864-65 to 1876 the building also served as the Consulate of France. It is an interesting example of mid-nineteenth century brick and timber construction, and is exceptionally well-preserved in basement and walls, which show the original construction seemingly unaltered.

JACKSON STREET - South side

407 - Ghirardelli Annex-Jackson Street

Built in 1860, this building was used for a number of years by the Ghirardelli Company in the manufacture of chocolate. The Ghirardellis continued to use both this building and their headquarters immediately to the west until 1894, when the manufactory was moved to what is today known as Ghirardelli Square, with the retail outlet and offices remaining on Sansome Street.

415-31 - Ghirardelli Building

Built in 1853, this building became the factory of Domingo Ghirardelli and his chocolate company in 1855 and was used for this purpose until 1894, when the manufactory was moved to the old Pioneer Woolen Mills building on North Point Street (present Ghirardelli Square) with the retail outlet and offices remaining at 617 Sansome Street. Later uses have included a wood-working mill, cigar factory, and printing shop.

441 - Medico-Dental Building

Built in 1861 on the hulls of two ships abandoned in the Gold Rush, this building was long used for a wine, tobacco and coffee warehouse. The connection with the medical profession, indicated by the caducei prominent above the pilasters, is unknown.

445 - Hotaling Annex East

Built around 1860, this building was long used as the Tremont Stables, named for the Tremont Hotel which formerly stood across the street. Subsequently, it was bought by A. P. Hotaling and used as a warehouse for his wholesale liquor business.

451 - Hotaling Building

Built in 1866 in Italianate style for pioneer liquor merchant Anson Parsons Hotaling, this building was the headquarters and warehouse for the extensive liquor, real estate, and trading business of Hotaling and his sons. Well-known survivor of the 1906 Fire and Earthquake, it was the subject of a very popular jingle of the day. A bonded liquor warehouse for over fifty years, it continued in use by the company until 1943 in conjunction with buildings across the alley (now Hotaling Place), to the rear and alongside. Besides serving as headquarters for the firm, whose business reached from Alaska to the South Seas, it also housed most of Hotaling's large and noted collection of books and paintings.

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JACKSON STREET - South side (continued)

463-73 - Hotaling Annex West

Erected around 1860 in the then prevailing Italianate style of architecture, with walls a foot thick, this building was purchased by A. P. Hotaling as an annex to his liquor wholesaling business across the alley. Long held by the family and operated as part of the business until the 1930's, it was used as headquarters for the Federal Artists and Federal Writers projects during the depression, and thereafter became home and studio to a number of famed San Francisco artists.

MONTGOMERY STREET - West Side

701 - Transamerica Building -- Old Fugazi Bank Building

The building was constructed in 1909 for the Banco Popolare Italiano Operaia Fugazi, founded immediately after the 1906 Fire and Earthquake. Prior to 1909, Giannini's Bank of Italy had been briefly quartered on the same site, and these two banks continued to be neighbors after the Fugazi Bank was built. Giannini's dominance increasingly emerged, and in 1928 the Fugazi Bank was merged into his empire; the building continued as a branch of his banks until closed as a banking office in 1931. In 1938, it became, and remains, the headquarters of another Giannini-founded financial enterprise -- the Transamerica Corporation.

MONTGOMERY STREET - East Side

700 - Columbus Savings Bank Building

Built in 1905 for the Columbus Savings Bank, and occupied by them for many years during the growth period of modern banking in California, this building is a detailed example of late Classical Revival style.

712-20 - This merged structure, dating from around 1880, served as stores, plumber's shop and printing office, and later provided artists' studios during the period when the Montgomery Block flourished. Part of the building was constructed upon timbers from one of the ships abandoned in this area during Gold Rush days when the Bay came up to Montgomery Street. The most likely supposition is that the Georgian, known to lie between Washington and Jackson Streets although generally placed eastward of this location, is the ship in question.

MONTGOMERY STREET - East side (continued)

722 - Belli Building -- Langerman's Building

The first known use of the 1851 building was as a tobacco warehouse (Langerman's). It was the home of the Melodeon Theatre, where Lotta Crabtree performed in 1857-58. Succeeding uses included commission merchants, an auctioneer, and a Turkish Bath. The building is built on a raft of planks laid as a foundation in bay mud, and it is said that the tides still rise and fall in the elevator shaft. Carefully restored by the efforts of attorney Melvin Belli, the building now displays the flavor of early San Francisco combined with the charm and color of old New Orleans.

728-30 - Genella Building -- Belli Annex

Built in 1853-54 upon the foundation of an 1849 building by Joseph Genella, for his china and glassware business. The first meeting of a Masonic Lodge in San Francisco was held on the site in 1849. The Odd Fellows used the upper floor as a meeting hall as early as 1854, and use for lodge purposes continued for many years. The building is representative of Italianate architecture of the 1860's.

732 - Golden Era Building

This building was constructed around 1852 on the foundations of an 1849 structure destroyed in the fires of 1851. Cast iron pilasters in the rear on Hotaling Place bear the date 1857 while those on the front are dated 1892; both appear to represent additions; that the 1892 addition did little to change today's building can be seen from photographs of the 1860's. The building housed the Golden Era, an early literary weekly which published California authors, including Mark Twain and Bret Harte. Its upper floor was converted into a meeting area known as Lafayette Hall and the Lafayette Guard, an early militia company, met here.

800 - Bank of Lucas, Turner & Co.

One of the oldest and most historic structures in the Jackson Square area, this building was designed by Architect Clark and constructed in 1853-1854. It first housed a branch of the Bank of Lucas, Turner and Company of Saint Louis, the branch being managed by William Tecumseh Sherman who had resigned his military commission September 6, 1853 and who later became General of the United States Army during the Civil War.

MONTGOMERY STREET - East side (continued)

Bank of Lucas, Turner & Co. (continued)

Other early, well-known occupants include: Ex-Mayor Brenham, Attorney William Blanding, the Hibernia Savings and Loan Society, Barron and Company, and the State's first railroad, the Sacramento Rail Road Company. In the 1870's, the building housed Chambers for Justices of the Peace. The classical Italianate granite facade on Montgomery Street provides an interesting contrast with the simpler brick of the Jackson Street facade.

814-22 - Old Livery Stable -- Four Monks Winery

Built by the Society of California Pioneers around 1910 as an income property, portions of this structure have seen use as a livery stable. The lot was originally given to the Society in 1863 by James Lick, and their first permanent headquarters was erected there in that year; the Society moved its home in 1886, but retained the property (until 1947). After the 1906 disaster, they erected the present structure which, though plain and utilitarian, bears considerable resemblance to the Society's original home in the arrangement of its fenestration. The most recent principal occupant has been the wine vinegar firm using the Four Monks Label.

PACIFIC AVENUE - North side 400 block

- 438 - Built around 1910, this was originally a Barbary Coast saloon, and until recently was occupied by a Chinese fortune cookie factory.
- 440 - Built in 1911, probably as a house of pleasure, this spacious building became a transient lodging house after the decline of the Barbary Coast. More recently it was handsomely restored and altered for architectural offices.
- 450 - Kentucky Stables Building

Constructed shortly before the 1906 Fire and Earthquake, this building survived that catastrophe with no major damage. Its original and long time function was as a carriage house, livery stables, and associated uses. The upper story was a Chinese cigar factory. The side of the building evidences its previous usage -- the windows through which hay and grain for horse feed were transferred being apparent.

PACIFIC AVENUE - North side 400 block (continued)

470-98 - Barbary Coast Building

Built in two portions after the 1906 Fire and Earthquake, the ground floor of this structure was devoted to saloon and dance hall purposes, with the upper floor used for transient lodgings. Part of the lower story was used as a wine storage warehouse. Plain and unadorned, the building nevertheless continues to convey the feeling of the old Barbary Coast.

PACIFIC AVENUE - South side 400 block

449-51 - Old Fire House

This building was erected in 1908 to house Engine Company Number One of the Fire Department. A previous engine house, completed on the site in 1872, had been completely demolished in the 1906 Fire and Earthquake. Engine Company Number One is the lineal descendant of Empire Engine Company Number One of the old volunteer Fire Department organized in 1850, of which David Broderick, later U. S. Senator, was captain.

PACIFIC AVENUE - North side 500 block

560-64 - This 1910 building was for many years used for a saloon, night club, art gallery, and for other public assembly purposes. It formerly contained a stage at the rear. The recent facade remodeling is unusual and striking.

570-74 - Spider Kelly's

Built in 1907 to replace a pre-Fire structure, this building originally housed two hotels, the Pacific and the Nottingham, then the Seattle Hotel. It also included Spider Kelly's Bar and Dance Hall on the ground floor - one of the famous (or infamous) haunts of the Barbary Coast, sailors' hangouts when Pacific was known to many as "Terrific Street". Like the rest of the street it was forced into decline by the closing of the Barbary Coast about 1917 and Prohibition in 1920. More recently, it has been tastefully restored.

580 - Brighton Express

Constructed in 1907 on a site formerly occupied by Diana's saloon, this small survivor of the Barbary

PACIFIC AVENUE - North side 500 block (continued)

Coast, with its double swinging doors and stained glass windows, has a saloon appearance largely unchanged since the palmy days before Prohibition.

PACIFIC AVENUE - South side 500 block

529-35 - Little Fox

This two-part building was built around 1907 for use as a saloon, dance hall and lodging house, with alterations and mural painting on the facade during the 1940's when the old Barbary Coast was revived as the International Settlement. The name is derived from its recent conversion to a theatre, using many ornate decorative features from the late Fox Theatre on Market Street.

551-559 - Old Hippodrome

The building was reconstructed in 1907, following the general outlines of the previous dance hall and saloon, one of the most notorious of the Barbary Coast. Designed to lure sailors and gay blades into the dance hall, it boasted a well-recessed exterior foyer with a continuous facade of double swinging doors leading to the interior. It underwent a revival during the International Settlement days of the 1940's, when restoration was carefully and gaudily carried out. The intaglio marble alcove floor, the jeweled and bedazzling glass doors, and the wedding-cake friezes adorned with small circular beaded ornaments, all remain to demonstrate the height of the saloon architecture of former years.

SANSOME STREET

617 - Ghirardelli Annex-Sansome Street

Built around 1867 and rebuilt after the 1906 disaster, this building was at first the place of business for Sabatie and Maubec, early grocers and wine merchants, and leaders in the French colony. Between 1894 and 1904, it was the retail establishment of Ghirardelli and Company; it later housed industrial firms and lodgings.

WASHINGTON STREET

530 - Burr Building

The building was constructed in 1859-60 by E. Willard Burr, financier and Mayor of San Francisco 1856-59. From 1874 to 1900 it was the site of an extensive pioneer effort at promotion of a new California product — the manufacture of champagne. Isadore Landsberger and Arpad Harazsthy, son of the Count Harazsthy who had introduced commercial viticulture to California, in 1866 formed a company to make champagne and deal in local wines. Subsequently, the famed "Eclipse" brand of champagne was made here. The entire building, its cellar, and the cellars of buildings on Montgomery Street (connected to

APPENDIX B - SELECTED PROVISIONS OF ARTICLE 10, CITY PLANNING CODE

The following excerpts are taken from Article 10 of the City Planning Code, "Preservation of Historical, Architectural and Aesthetic Landmarks," approved January 26, 1967.

SEC. 1001. Purposes. It is hereby found that structures, sites and areas of special character or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the prevention of such needless destruction and impairment is essential to the health, safety and general welfare of the public. The purpose of this legislation is to promote the health, safety and general welfare of the public through:

(a) The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

(b) The development and maintenance of appropriate settings and environment for such structures, and in such sites and areas;

(c) The enhancement of property values, the stabilization of neighborhoods and areas of the city, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of tourist trade and interest;

(d) The preservation and encouragement of a city of varied architectural styles, reflecting the distinct phases of its history: cultural, social, economic, political and architectural; and

(e) The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs, by fostering knowledge of the living heritage of the past.

SEC. 1004. Designation of Landmarks and Historic Districts.

- (a) Pursuant to the procedures set forth hereinafter,
1. The Board of Supervisors may, by ordinance, designate an individual structure or other feature or an integrated group of structures and features on a single lot or site, having a special character or special historical, architectural or aesthetic interest or value, as a landmark, and shall designate a landmark site for each landmark; and
  2. The Board of Supervisors may, by ordinance, designate an area containing a number of structures having a special character or special historical, architectural

or aesthetic interest or value, and constituting a distinct section of the city, as a historic district.

(b) Each such designating ordinance shall include, or shall incorporate by reference to the pertinent resolution of the Planning Commission then on file with the Clerk of the Board of Supervisors, as though fully set forth in such designating ordinance, the location and boundaries of the landmark site or historic district, a description of the characteristics of the landmark or historic district which justify its designation and a description of the particular features that should be preserved. Any such designation shall be in furtherance of and in conformance with the purposes of this Article 10 and the standards set forth herein.

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

1. For a publicly owned landmark, review of proposed changes in major interior architectural features.
2. For a historic district, such further controls and standards as the Board of Supervisors deems necessary or desirable, including but not limited to facade, setback and height controls.

(d) The Board of Supervisors may amend or rescind a designation at any time, subject to all of the procedures set forth in this Article 10 for an original designation; provided however, that in the event that a landmark is accidentally destroyed or is demolished or removed in conformity with the provisions of Section 1007, or is legally demolished or relocated after compliance has been had with the provisions of Sec. 1006.2, the Director of Planning may request the Planning Commission to recommend to the Board of Supervisors that the designation be amended or rescinded, and in such case the procedures for an original designation set forth in Sections 1004.1, 1004.2 and 1004.3 hereof shall not apply. (Amended 5/71)

**SEC. 1006.3. Standards for Review.** The Advisory Board and the Planning Commission shall be guided by the standards in this Section in their review of permit applications for work on a landmark site or in a historic district. In appraising the effects and relationships mentioned herein, the Advisory Board and the Planning Commission shall in all cases consider the factors of architectural style, design, arrangement, texture, materials and color, and any other pertinent factors.

(a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of this Article 10, and shall preserve or enhance the characteristics and particular features specified in the designating ordinance.

(b) For applications pertaining to landmark sites, the proposed work shall not adversely affect the exterior architectural

features of the landmark and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

(c) For applications pertaining to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property, or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.



**APPENDIX B TO ARTICLE 10**  
**JACKSON SQUARE HISTORIC DISTRICT**

**SEC. 1. FINDINGS AND PURPOSES.** The Board of Supervisors finds that the area known and described in this ordinance as Jackson Square contains a number of structures having a special character and special historical, architectural and aesthetic interest and value and constitutes a distinct section of the City. The Board of Supervisors further finds that designation of said area as a Historic District 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, and that preservation on an area basis rather than on the basis of individual structures alone is required in order to prevent the needless destruction and impairment of Jackson Square.

This ordinance is intended to further the general purpose of historic preservation legislation as set forth in Section 1001 of the City Planning Code, to promote the health, safety and general welfare of the public through:

(a) The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, State or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the City and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

(b) The development and maintenance of appropriate settings and environment for such structures, and in such sites and areas;

(c) The enhancement of property values, the stabilization of neighborhoods and areas of the City, the increase of economic and financial benefits to the City and its inhabitants, and the promotion of tourist trade and interest;

(d) The preservation and encouragement of a City of varied architectural styles, reflecting the distinct phases of its history: Cultural, social, economic, political and architectural; and

(e) The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs, by fostering knowledge of the living heritage of the past.

In addition, this ordinance is intended to maintain the scale and basic character of Jackson Square, through:

(a) Protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the Historic District;

(b) Affording the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards. It is intended to foster a climate in which Jackson Square may continue to exist as a living, changing commercial area and not a static museum;

(c) Encouragement of the development of vacant and incompatibly developed properties in accordance with the character of the area;

(d) Encouragement of maximum use by and convenience to pedestrians.  
(Added Ord. 221-72, App. 8/9/72)

**SEC. 2. DESIGNATION.** Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, Jackson Square is hereby designated as a Historic District, this designation having been duly approved by resolution of the City Planning Commission. (Added Ord. 221-72, App. 8/9/72)

**SEC. 3. LOCATION AND BOUNDARIES.** The location and boundaries of the Jackson Square Historic District shall be as designated on the Jackson Square Historic District Map, the original of which is on file with the Clerk of the board of Supervisors under File No. 276-72, which Map is hereby incorporated herein as though fully set forth. (Added Ord. 221-72, App. 8/9/72)

**SEC. 4. RELATION TO CITY PLANNING CODE.** (a) Article 10 of the City Planning Code is the basic law governing historic preservation in the City and County of San Francisco. This ordinance, being a specific application of Article 10, is both subject to and in addition to the provisions thereof.

(b) Except as may be specifically provided to the contrary in this ordinance, nothing in this ordinance shall supersede, impair or modify any City Planning Code provisions applicable to property in Jackson Square, including but not limited to existing and future regulations controlling uses, height, bulk, coverage, floor area ratio, required open space, off-street parking and signs. (Added Ord. 221-72, App. 8/9/72)

**SEC. 5. JUSTIFICATION.** The characteristics of the said Historic District justifying its designation are as follows:

(a) **History of the Area.** The Historic District contains virtually the sole surviving commercial buildings from the 1850's and 1860's. In effect this area, in close proximity to Portsmouth Plaza where the major segment of the modern City began, was the central business district of these early times. Its waterfront location led to its use for mercantile and financial purposes, consulates and offices; and many distinguished men had businesses or property in the area, including General William Tecumseh Sherman, Colonel Jonathan Stevenson, James King of William, Mayors Charles Brenham and Ephraim Burr, Domingo Ghirardelli and Anson Hotaling, Paxon Dean Atherton, William Lent, Alexander Grogan and James de Fremery. The original waterline came to about Montgomery and Jackson Streets and the present district is partly on filled ground, some of the fill consisting of the hulls of ships abandoned in the rush to the gold fields.

More than any other existing part of San Francisco, this area recalls the Gold and Silver era and the days of the Vigilante movement.

The Barbary Coast, north of the original commercial area, had a somewhat different but noteworthy history. Although the present buildings do not date from the 19th century, many of them were rebuilt immediately after the 1906 Earthquake and Fire and embody the spirit and appearance of the earlier City. In fact, this area to the south of Telegraph Hill had an international reputation from the 1850's on.

(b) **Basic Nature of the Area.** The Historic District includes historically and

architecturally significant buildings ranging from the 1850's to the early years of the present century. The vast majority of buildings are under 40 feet in height. The area is large enough to be viable, but yet is compact. It is predominantly oriented to the pedestrian rather than the automobile. There is a healthy and vital mixture of activities. Interior streets are narrow and there are no major through arteries. Streetscapes are an important part of the District's character.

(c) **Architectural Character.** There are common architectural features tying the area together and providing visual distinction and pleasure. These common elements, used throughout the District in varying patterns and emphases, pertain to overall form and continuity, scale and proportion, fenestration, materials, color, texture, detail and decorative features. A high quality of architecture of buildings and their features is well-distributed throughout the Historic District. Visual distinction is due in many cases to the original construction, often carefully restored, but in some cases it is due to thoughtful remodeling that captures the historic character of the District.

(d) **Uniqueness and Location.** Jackson Square includes the city's only surviving early commercial area. Its distinct quality is further enhanced by a downtown location, affording an impressive contrast with the adjacent office core.

(e) **Visual and Functional Unity.** The Historic District, within the selected boundaries, has an identifiable scale and common architectural features. Narrow interior streets, street trees, quiet alleys, pedestrian orientation and intimacy of view in most of the District also contribute to its visual unity, as does the contrast with surrounding areas. In terms of function, there has been a coalescence of commercial development, uses and exterior building treatment.

(f) **Dynamic Continuity.** Jackson Square is a continually evolving commercial area, not a static museum. The area has proven its capacity for incremental adaptation to new uses.

(g) **Benefits to the City and its Residents.** Economically, the area houses specialized enterprises which demand a unique, prestige location; and it is a vital part of the fabric of the historical City that attracts tourists and is actively promoted by the City for this very purpose. Culturally, it provides a strong historical and educational resource. Aesthetically, its architectural and visual appeal are immediate, while its value in terms of urban design within the City pattern as a whole is equally important. (Added Ord. 221-72, App. 8/9/72)

**SEC. 6. FEATURES.** The exterior architectural features of the said Historic District that should be preserved are described and depicted in the Jackson Square Report dated June 1971, including the Facade Elevations and Descriptions therein, and the photographs, case reports and other material on file in the Department of City Planning in Docket No. LM72.1 (HD); the summary description being as follows:

**Overall Form and Continuity.** On interior streets, building height is generally well-related to street width. Buildings are typically two or three stories high at the street.

Facades are continuous at the property line.

**Scale and Proportion.** Ground floors are frequently high, some as much as 20 feet from street level, often with cornice separating them from upper floors, providing continuity along the street frontage. There is a regularity of overall form

and proportion. On the ground floor this typically takes the form of bays closely spaced, 10 to 12 feet apart on center, with deep-set openings and inset entrances.

Ground-floor treatment is definitely open in nature, with openings separated by narrow stripings or pillars of brick or cast iron. The open emphasis orients the ground floors toward the pedestrian, with attractive show windows.

**Fenestration.** Glazing is deeply recessed, producing a strong interplay between light and shade. Protruding window frames are common.

Windows are narrow and vertical in emphasis, rhythmically spaced, and match the bay spacing below and the shape and proportion of windows in nearby buildings. Door openings are frequently narrow and high.

At the upper floors, the proportion of windows to solid wall is typically less than 50 percent.

**Materials.** Standard brick masonry is predominant, at times exposed and at times painted, with thick bearing walls. Some buildings are stuccoed over the brick and some are concrete. The sides of buildings are frequently of brick and form a significant part of the view from the street where they are higher than adjacent buildings. Cast iron is often used in details and decorative features, notably in pilasters. Iron shutters are also found.

**Color.** Red brick is typical. Earth tones predominate, with painted brick, where it occurs, typically in muted but not timid tones. Reds, browns, yellows, greens, grays and blues are found.

**Texture.** Typical facing materials give a rough, textured appearance.

Overall texture of the facades is fine-grained.

**Detail.** Arches are common at ground floor, and frequently upper floors.

Upper terminal cornices as well as lower cornices are typical, often heavy and projecting.

Classical features predominate, including pediments, columns or pilasters, and parapets.

Frequent exposed anchor plates are visible, holding in place the tie rods used to prevent the bearing walls from bulging.

**Decorative Features.** Characteristic signs and awnings are modest in size, restrained in design, do not obscure building features, and are integrated into the facade. Sign lettering is generally tasteful.

There are many attractive and appropriate light fixtures.

Well-designed planter boxes provide welcome touches of greenery. (Added Ord. 221-72, App. 8/9/72)

**SEC. 7. ADDITIONAL PROVISIONS FOR CERTIFICATES OF APPROPRIATENESS.** The procedures, requirements, controls and standards in Sections 1006 through 1006.8 of Article 10 of the City Planning Code shall apply to all applications for Certificates of Appropriateness in the Jackson Square Historic District. In addition, the following provisions shall apply to all such applications; in the event of any conflict or inconsistency between the following provisions and Article 10, those procedures, requirements, controls and standards affording stricter protection to landmarks, landmark sites and the Historic District shall prevail.

(a) **Character of the Historic District.** The standards for review of all applications for Certificates of Appropriateness are as set forth in Section 1006.7 of Article

10. For the purposes of review pursuant to said standards, the "character of the Historic District" shall mean the exterior architectural features of the Jackson Square Historic District referred to and described in Section 6 of this ordinance.

(b) **Additional Standards for Certain Features.** Facade line continuity is desirable. Therefore, setbacks and arcades, not generally being features of Jackson Square, should be carefully considered, but interior courts and interior pedestrian areas offer great potential.

(c) **Exterior Changes Requiring Approval.** Regardless of whether or not a City permit is required, all exterior changes within the Jackson Square Historic District, visible from a public street or other public place, shall require approval pursuant to the provisions of Article 10 of the City Planning Code. Such exterior changes shall include, but shall not be limited to, painting and repainting; landscaping; fencing; and installation of lighting fixtures and other building appendages.

(d) **Demolition of Non-Landmarks.** The provisions of this Subsection (d) shall apply to any proposed removal or demolition of a structure in the Jackson Square Historic District, other than on a designated landmark site. Notwithstanding any other provision of this Section, the Planning Commission shall not suspend action on an application for a Certificate of Appropriateness for any such proposed removal or demolition for a period in excess of the period specified in this Subsection, and the Board of Supervisors shall not extend any such period of suspension.

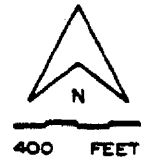
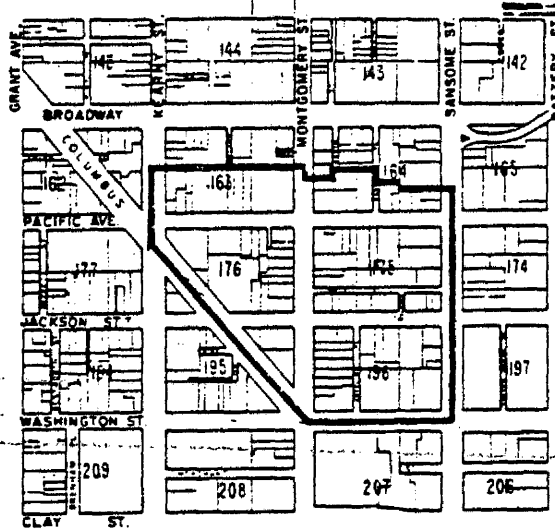
(1) The property owner or his authorized agent may at any time submit a written request to the Department for a finding of incompatibility with respect to a structure in the Historic District, other than on a designated landmark site. If the Department, with the advice of the Advisory board, finds that the structure is clearly incompatible with the character of the Historic District as described in this ordinance, the Department shall so indicate by letter to the owner or his agent. Said finding, unless subsequently revoked by the Department (by letter to the owner or his agent, prior to submission of a permit application for removal or demolition), shall be conclusively deemed to constitute a Certificate of Appropriateness for removal or demolition of the structure.

(2) Except where such finding of incompatibility has been made by the Department and has not been so revoked, any application for a Certificate of Appropriateness for removal or demolition of a structure in the Historic District, other than on a designated landmark site, shall be the subject of a public hearing before the City Planning Commission, as provided in Section 1006.2 of Article 10. After holding a public hearing in accordance with the provisions of Article 10, the Planning Commission shall determine whether or not the existing structure is incompatible with the character of the Historic District as described in this ordinance. If the Commission, in its sole and final discretion, determines that the structure is substantially compatible with the District, the Commission may request the applicant to submit a facade remodeling feasibility study and information regarding any new structure or other development proposed for the site, but the applicant shall not be required to submit any such material. The Commission shall then approve the application, or suspend action of the proposed removal or demolition for a period not to exceed 180 days, giving consideration to any such additional material that may have been submitted as well as to the standards in Section 1006.7 of Article 10.

(3) Where action on a proposed removal or demolition has been suspended by the Planning Commission pursuant to this Subsection (d) and the Commission determines, at any time during the period of suspension, that there is no reasonable chance of preserving the structure, the Commission shall immediately terminate the suspension and the suspension period shall expire.

(4) Where action on a proposed removal or demolition has been suspended by the Planning Commission pursuant to this Subsection (d), and an application for a Certificate of Appropriateness for construction or alteration on the site has also been filed, the said suspension of action shall not constitute grounds for postponement or continuation of the public hearing or decision on the proposed construction or alteration.

(5) If the Planning Commission has determined that the existing structure is incompatible, or after the expiration of any suspension period imposed by the Commission, the Department shall issue to the applicant a Certificate of Appropriateness for removal or demolition. (Added Ord. 221-72, App. 8/9/72)



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**JACKSON SQUARE  
HISTORIC DISTRICT**

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SAN FRANCISCO DEPARTMENT OF CITY PLANNING

56 GOLD ST		P	1906 B	079895	HIST. SURV.	4101-0470-0001	11/18/71	1D
32 HOTELING PL	HOTALING STABLES BUILDING	U	1870 B	079896	HIST. SURV.	4101-0470-0002	11/18/71	1D
400 JACKSON ST	GROGAN-ATHERTON-LENT BUILDINGS	P	1906 B	073868	HIST. SURV.	4101-0470-0003	11/18/71	1D
407 JACKSON ST	407 JACKSON ST. (REGENCY HOUSE)	P	1860 B	073612	TAX. (NPS) TAX. CERT.	012781CA840214 537.9-38-0029	02/03/82	1D
415 JACKSON ST	GHIRARDELLI BUILDING	P	1853 B	073613	HIST. SURV. TAX. CERT.	4101-0470-0009 537.9-38-0030	07/21/83	1D
432 JACKSON ST	YEON BUILDING	U	1906 B	079897	HIST. SURV.	4101-0470-0004	11/18/71	1D
440 JACKSON ST	PRESIDIO AND FERRIES RAILROAD CAR BAR	U	1891 B	079898	HIST. SURV.	4101-0470-0005	11/18/71	1D
441 JACKSON ST	MEDICO-DENTAL BUILDING	P	1861 B	073614	TAX. CERT.	537.9-38-0006	07/29/83	2
445 JACKSON ST	HOTALING ANNEX EAST	P	1860 B	073611	TAX. SURV. TAX. CERT.	027983CA840254 537.9-38-0031	07/21/83	1D
451 JACKSON ST	HOTALING BUILDING	P	1866 B	079915	HIST. SURV.	4101-0470-0012	11/18/71	1D
458 JACKSON ST	MOULINIE BUILDING	U	1850 B	079899	HIST. SURV.	4101-0470-0013	11/18/71	1D
463 JACKSON ST	HOTALING ANNEX WEST	P	1860 B	079916	HIST. SURV.	4101-0470-0014	11/18/71	1D
470 JACKSON ST	SOLARI BUILDING EAST/LARCO'S BUILDING	U	1852 B	079900	HIST. SURV.	4101-0470-0007	11/18/71	1D
472 JACKSON ST	SOLARI BUILDING WEST/OLD FRENCH CONSU	U	1850 B	079901	HIST. SURV.	4101-0470-0008	11/18/71	1D
700 MONTGOMERY ST	COLUMBUS SAVINGS BANK BUILDING	P	1905 B	079918	HIST. SURV.	4101-0470-0016	11/18/71	1D
701 MONTGOMERY ST	TRANSAMERICA BUILDING/OLD FUGAZI BANK	P	1909 B	079917	HIST. SURV.	4101-0470-0015	11/18/71	1D
712 MONTGOMERY ST	712-20 BUILDING	P	1880 B	079919	HIST. SURV.	4101-0470-0017	11/18/71	1D
722 MONTGOMERY ST	BELLI BUILDING/LANGERMAN'S BUILDING	P	1851 B	079920	HIST. SURV.	4101-0470-0018	11/18/71	1D
728 MONTGOMERY ST	GENELLA BUILDING/BELLI ANNEX	P	1853 B	079922	HIST. SURV.	4101-0470-0019	11/18/71	1D
732 MONTGOMERY ST	GOLDEN ERA BUILDING	P	1852 B	079924	HIST. SURV.	4101-0470-0020	11/18/71	1D
800 MONTGOMERY ST	BANK OF LUCAS/TURNER & CO.	P	1853 B	079925	HIST. SURV.	4101-0470-0021	11/18/71	1D
814 MONTGOMERY ST	OLD LIVERY STABLE/FOUR MONKS WINERY	P	1910 B	079926	HIST. SURV.	4101-0470-0022	11/18/71	1D
438 PACIFIC AVE		P	1910 B	079927	HIST. SURV.	4101-0470-0023	11/18/71	1D
440 PACIFIC AVE		P	1911 B	079928	HIST. SURV.	4101-0470-0024	11/18/71	1D
449 PACIFIC AVE	OLD FIRE HOUSE	U	1908 B	079933	HIST. SURV.	4101-0470-0027	11/18/71	1D
450 PACIFIC AVE	KENTUCKY STABLES BUILDING	P	1906 B	079929	HIST. SURV.	4101-0470-0025	11/18/71	1D
470 PACIFIC AVE	BARBARY COAST BUILDING	P	1907 B	079932	HIST. SURV.	4101-0470-0026	11/18/71	1D
529 PACIFIC AVE	LITTLE FOX	P	1907 B	079944	HIST. SURV.	4101-0470-0031	11/18/71	1D
551 PACIFIC AVE	OLD HIPPODROME	P	1907 B	079945	HIST. SURV.	4101-0470-0032	11/18/71	1D
560 PACIFIC AVE		U	1910 B	079935	HIST. SURV.	4101-0470-0028	11/18/71	1D
570 PACIFIC AVE	SPIDER KELLY'S	P	B	079939	HIST. SURV.	4101-0470-0029	11/18/71	1D
580 PACIFIC AVE	BRIGHTON EXPRESS	U	1907 B	079941	HIST. SURV.	4101-0470-0030	11/18/71	1D
SANSOME ST	JACKSON SQUARE/BARBARY COAST	PM	1850 D	006265	HIST. SURV.	4101-0470-9999	11/18/71	1S
617 SANSOME ST	GHIRARDELLI ANNEX	P	1867 B	079946	HIST. SURV.	4101-0470-0033	11/18/71	1D
530 WASHINGTON ST	BURR BUILDING	P	1859 B	079947	HIST. SURV.	4101-0470-0034	11/18/71	1D