

68.15

**NOTICE OF FINAL PASSAGE
FILE NO. 556-68 ORD. NO. 19-68
DESIGNATING THE HOTALING ANNEX-EAST AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.**

I hereby certify that the foregoing ordinance was read for the second time and finally passed by the Board of Supervisors of the City and County of San Francisco at its meeting of Dec. 30, 1968.

ROBERT J. DOLAN, Clerk

Approved: Jan. 3, 1969.

PETER TAMARAS, Acting Mayor

Jan. 7, 1969—11

**FILE NO. 556-68 ORD. NO.—
DESIGNATING THE HOTALING ANNEX-EAST AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.**

Be it Ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors hereby finds that THE HOTALING ANNEX-EAST has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

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

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

Beginning at a point on the southerly line of Jackson Street 50 feet east of the easterly line of Hotaling Place; running thence easterly along said Line of Jackson Street 26 feet; thence at a right angle southerly 117.5 feet; thence at a right angle westerly 26 feet; thence at a right angle northerly 117.5 feet to the said line of Jackson Street to the point of beginning; being Lot 20 in Assessor's Block 196.

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

Built circa 1860, long used as The Tremont Stables, and then for many years used by Anson P. Hotaling as a warehouse for his wholesale liquor business; now renovated and used in the wholesale house furnishings trade. Ornate building in the Italianate style of the 1860's, matching the main Hotaling Building along-side.

(d) Features. The said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. L368.15; the summary description being as follows:

Two story, brick with cast-iron front. Ground story has three bays divided by four pilasters. Deep windows contain iron shutters in the window reveals. Each pilaster has an elaborate cartouche, supporting a plain lintel. Upper story windows are arched and surmounted by pediments alternately triangular and curved. The cornices are identical to those on the Hotaling Building.

I hereby certify that the foregoing ordinance was passed for second reading by the Board of Supervisors of the City and County of San Francisco at its meeting of Dec. 23, 1968.

ROBERT J. DOLAN, Clerk

Dec. 28, 1968—11

CITY PLANNING COMMISSION

RESOLUTION NO. 6280

WHEREAS, A proposal to designate the Hotaling Annex-East, at 445 Jackson Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board after due consideration, has recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on October 24, 1968, to consider the proposed designation and the report of said Advisory Board; and

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

NOW THEREFORE BE IT RESOLVED, First, That the proposal to designate the Hotaling Annex-East, at 445 Jackson Street as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at a point on the southerly line of Jackson Street 50 feet east of the easterly line of Hotaling Place; running thence easterly along said Line of Jackson Street 26 feet; thence at a right angle southerly 117.5 feet; thence at a right angle westerly 26 feet; thence at a right angle northerly 117.5 feet to the said line of Jackson Street to the point of beginning; being Lot 20 in Assessor's Block 196.

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

Built circa 1860, long used as the Tremont Stables, and then for many years used by Anson P. Hotaling as a warehouse for his wholesale liquor business; now renovated and used in the wholesale house furnishings trade. Ornate building in the Italianate style of the 1860's, matching the main Hotaling Building alongside.

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM68.15; the summary description being as follows:

Two story, brick with cast-iron front. Ground story has three bays divided by four pilasters. Deep windows contain iron shutters in the window reveals. Each pilaster has an elaborate cartouche, supporting a plain lintel. Upper story windows are arched and surmounted by pediments alternately triangular and curved. The cornices are identical to those on the Hotaling Building.

CITY PLANNING COMMISSION

RESOLUTION NO.6280

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

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of October 24, 1968.

Lynn E. Plo
Secretary

AYES: Commissioners Brinton, Elliott, Fleishhacker, Newman, Porter

NOES: None

ABSENT: Commissioners Carr and Kearney

PASSED: October 24, 1968

LANDMARKS PRESERVATION ADVISORY BOARD
Final Revised Case Report for Hearing of
August 28, 1968

HOTALING ANNEX-EAST
TREMONT STABLES
L'68.15

OWNER	Jackson Square Land Company
LOCATION AND SITE	445 Jackson Street, (formerly 423-27 Jackson Street). South line of Jackson Street, 50 feet east of Jones Alley (now Hotaling Place). Lot 20 in Assessor's Block 996.
NATURE AND HISTORY	Built around 1860 according to James Disque Hall. First owner and occupants unknown. Around 1871 the building was occupied by the Tremont Stables (the stables may have been there before) named after the old Tremont Hotel which stood across the street at 420 Jackson until about 1870. This stable was run by Novella and Cadenasso (later Novella and Pitto) who moved in 1883 to 706 Sansome Street. Later, after the stable moved out, the building was bought and occupied by Hotaling and used as part of his liquor business. It is possible that he altered the building at this time to conform the architecture to that of his main building alongside to the west. The building is said to have been used for a flour mill, a foundry and later for a cigar factory (according to the publicity of the Convention and Tourist Bureau and Jackson Square Association), although the authority for these statements is not known. By the early 1900's the building was used for food manufacturing (Sanborn Maps) and by the 1940's by printers. It was renovated for wholesale house furnishings in 1951 and 1952. It is now occupied by Stroheim and Romann.
ARCHITECTURAL DESCRIPTION	Two-story, brick, cast-iron front. Ground story has three bays divided by four pilasters. Deep windows contain iron shutters in the window reveals. Pilasters are accented with borm, and have an elaborate cartouche; they support a plain lintel. Windows, said to have original glass and frames, are set in wooden mullions. Upper story windows are arched, surmounted by pediments: alternating triangular and curved. This building lacks the stone quoins on Hotaling Building. The cornices are identical and the ornamentation (rope motifs around windows) are similar. The annex is two-story and thus has a lower cornice than the three-story Hotaling Building.
SURROUNDING LAND USES AND ZONING	C-2, 65-foot height limit. Commercial uses surround: decorators, wholesale furnishings and restaurants. This building is in the Washington-Broadway special use district.