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NOTICE OF FINAL PASSAGE
FILE NO. 553-68 ORD. NO. 16-69
DESIGNATING THE GHIRARDELLI
ANNEX AS A LANDMARK PURSUANT
TO ARTICLE 10 OF THE CITY PLAN-
NING 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. 553-68 ORD. NO. 16-69
DESIGNATING THE GHIRARDELLI
ANNEX AS A LANDMARK PURSUANT
TO ARTICLE 10 OF THE CITY PLAN-
NING 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 GHIRARDELLI ANNEX 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 GHIRARDELLI ANNEX 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 distant thereon 62 feet and 6 inches west of the westerly line of Sansome Street; running thence southerly 137 feet 6 inches; thence westerly 75 feet; thence at a right angle northerly 137 feet 6 inches to the said line of Jackson Street; thence easterly along said line of Jackson Street 75 feet to the point of beginning; being lot 22 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 around 1860, this building was used for a number of years by the Ghirardelli Company in the manufacture of chocolate; a cast-iron front building compatible with others in the vicinity; now restored for use by interior decorators, and forming part of the "Jackson Square Idea". Now also occupied by offices of the Jackson Square Association and Jackson Square Land Company.

(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. LM68.23; the summary description being as follows:

Three story, brick, with stucco facade. Ground story has cast-iron front, with pilasters supporting simple lintel. Deeply recessed bays on ground floor, contain iron shutters and large-paned show-windows as well as old fashioned wooden doors, all floor to ceiling. Second-story windows are set in arched recesses and, like those of third story, are rectangular. High raking parapet wall surmounts 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. 6283

WHEREAS, A proposal to designate the Ghirardelli Annex at 407 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 September 11, 1968, and said Advisory Board, after due consideration, has recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on 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 Ghirardelli Annex at 407 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 distant thereon 62 feet and 6 inches west of the westerly line of Sansome Street; running thence southerly 137 feet 6 inches; thence westerly 75 feet; thence at a right angle northerly 137 feet 6 inches to the said line of Jackson Street; thence easterly along said line of Jackson Street 75 feet to the point of beginning; being lot 22 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 around 1860, this building was used for a number of years by the Ghirardelli Company in the manufacture of chocolate; a cast-iron front building compatible with others in the vicinity; now restored for use by interior decorators, and forming part of the "Jackson Square Idea". Now also occupied by offices of the Jackson Square Association and Jackson Square Land Company.

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. LM68.23; the summary description being as follows:

Three story, brick, with stucco facade. Ground story has cast-iron front, with pilasters supporting simple lintel. Deeply recessed bays on ground floor, contain iron shutters and large-paned show-windows as well as old fashioned wooden doors, all floor to ceiling; second-story windows are set in arched recesses and, like those of third story, are rectangular. High raking parapet wall surmounts building.

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. Pio
Secretary

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

NOES: None

ABSENT: Commissioners Carr and Kearney

PASSED: October 24, 1968

OWNERS	Jackson Square Land Company
LOCATION AND BOUNDARY OF SITE	407 Jackson Street (formerly 411-413 Jackson Street). This building, 30 feet wide, occupies the easterly half of the lot on which the Ghirardelli Building (415-31 Jackson Street) also stands. The lot is 62.5 feet from the corner of Sansome Street, is 75 feet wide and 137.5 feet deep, being lot 22 in Assessor's Block 196.
HISTORY	Age of building is not certain: James Disque Hall gives date of 1861, but the first available record, that of the Water Department, gives 1873 as date of first service. In that year the building was occupied by James W. Wheeler and Co. (Wheeler and Ellis), a firm of carriage painters. The city directory shows them at this address only one year. At some later date, possibly around 1880, the building was bought by the Ghirardelli Company, and for some years was used in their chocolate and spice manufacturing business. At this time it is probable that the lots were merged. The Ghirardellis continued to use the two buildings, both fronting on Jackson Street, until approximately 1894, when the manufactory was moved to North Point Street, with the retail outlet and offices retained at 617 Sansome Street. The lot and building came into ownership of the de la Montanya family following the Ghirardelli ownership, and after 1895 or 1900 the building was used for the manufacture of paper tubes. Thereafter the building served as a tobacco warehouse; and around 1920 was used by the Petri Italian American Cigar Company. In the 1940's the building was a paper warehouse. In the 1951-52 revival of Jackson Street, the building was converted to use by interior decorators for wholesale furnishings. Today Griffith and Slade are the principal owners of the building which houses Regency House and the offices of the Jackson Square Association, as well as those of the Jackson Square Land Company.
ARCHITECTURE	Three story, brick, with stucco facade. This building has had a modern fire escape added to the facade. Present facade almost unadorned. Ground story has cast iron pilasters, and large rectangular windows, deeply recessed. Upper story windows, also rectangular, are well proportioned though without ornament. The building, unlike others in the vicinity, lacks pediments and cornices. There is a high raking parapet wall. The pilasters, like others on the street, have elaborate cartouches and capitals. The iron shutters, once found in the deeply recessed ground story doorway and windows, are no longer visible.
ZONING AND LAND USE	Zoning is C-2, part of the Washington-Broadway Special Use District. Surrounding land uses are generally compatible, although the building at the corner of Sansome and Jackson (the adjacent lot) has been razed, and the lot is used for automobile parking. This lot once was the site of the old Phoenix Building.