

(Landmarks)

DESIGNATING THE KOHL BUILDING 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 Kohl Building located at 400 Montgomery Street, being Lot 9 in Assessor's Block 239, 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 Kohl Building is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 9538 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-83-1.

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

APPROVED AS TO FORM:  
George Agnost  
CITY ATTORNEY

RECOMMENDED:  
CITY PLANNING COMMISSION

*Dean L. Macris*  
Dean L. Macris  
Director of Planning

BY *James J. Chan*  
Deputy City Attorney

Passed for Second Reading  
Board of Supervisors, San Francisco  
FEB 28 1983

Ayes: Supervisors Britt, Hongisto, Kennedy, Kopp, Mincer, Molinari, Neider, Neene, Silver, Walker, Ward.

Read Second Time and Finally Passed  
Board of Supervisors, San Francisco  
MAR 7 1983

Ayes: Supervisors ~~Britt~~ Hongisto, Kennedy, Kopp, Mincer, ~~Molinari~~ Neider, Neene, Silver, Walker, Ward.

ABSENT: SUPERVISORS  
ABSENT: SUPERVISORS  
BRITTS MOLINARI

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

*John L. Taylor*  
John L. Taylor  
Clerk

MAR 11 1983

90-83-1  
File No. 1

Approved

*John L. Taylor*  
John L. Taylor  
Clerk  
*James J. Chan*  
James J. Chan  
Deputy City Attorney

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DO NOT REMOVE

SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO. 9538

WHEREAS, A proposal to designate the Kohl Building at 400 Montgomery Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on August 4, 1982, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on October 21, 1982 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;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Kohl Building at 400 Montgomery Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 9 in Assessor's Block 239;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution #253 as adopted on August 4, 1982 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 82.390L;

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

CITY PLANNING COMMISSION

RESOLUTION NO. 9538  
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I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of October 21, 1982.

Lee Woods, Jr.  
Secretary

AYES: Commissioners Karasick, Kelleher, Klein, Nakashima, Rosenblatt.

NOES: None.

ABSENT: Commissioners Bierman, Salazar.

PASSED: October 21, 1982

|                                                                        |                                      |
|------------------------------------------------------------------------|--------------------------------------|
| BUILDING NAME: The Kohl Building<br>(Originally Alvinza Hayward Bldg.) | OWNER: Lurie Company                 |
| BUILDING ADDRESS: 400 Montgomery Street                                | BLOCK & LOT: 230/4 ZONING: C-2-0     |
| ORIGINAL USE: Office building                                          | NO. OF STORIES: 11 LPAS VOTE: 4-0    |
| CURRENT USE: Office building                                           | EXTERIOR MATERIALS: Colusa sandstone |

STATEMENT OF SIGNIFICANCE:

(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value:) "A handsome and important early San Francisco skyscraper and the only one in the burned area which at least partly survived without any fire or earthquake damage. The building was first built for Alvinza Hayward, as associate of banker William Halston; his last initial possibly the source of the unusual "H" shape of the building. The original design was the result of the short-lived association of George A. Percy and Willis Polk, with Henry Meyers as supervising architect. The building was burned below the fourth floor and was rebuilt by Polk in 1907. In recent years pieces of the cornice have been removed.

It was an early and excellent example of the more formal designs that later came to characterize the city, relying on a relatively restrained and 'correct' use of Renaissance/Baroque ornamentation and the two or three part compositional formula. It was also an early example of 'fireproof' construction, the success of which can be measured in its unique survival of the fire. (over)

(may be continued on back)

EVALUATION CRITERIA

## A. ARCHITECTURE

1. Style: Renaissance/Baroque detailing
2. Construction Type: Early steel frame
3. Construction Date: 1901/1907
4. Design Quality: (LPAS ONLY) Excellent
5. Architects: Percy and Polk
6. Interior Quality: (LPAS ONLY) -

## B. HISTORY

(Is building significantly associated with specific)

7. Persons: Alvinza Hayward (1822-1904), as a Halston associate links this building to a prominent early San Francisco family. Hayward, a Vermont native, came to California in 1850 during the Gold Rush. Working an abandoned claim in Inyo County, he struck gold at 400 feet. Known as the Hayward Mine at Crown Point, he produced over \$25 million in ore. In 1857 he became the first incorporated mine with public sale of stock, and he became the (reportedly) richest man in California. In 1868 he founded Hayward and Company, the first bank in Southern California (with John G.weeney).

Willis Polk as the architect was also a person of primary importance in San Francisco history. (Hallide Building, 130-150 Sutter, 1917; Robert Building, 582-602 Market Street, 1914; Mills Building additions, 220 Montgomery, 1908, 1914 and 1918).

8. Events: The only building to have survived the 1906 earthquake/fire in an area where no others did so.

## 9. Patterns of history:

(cultural, social, political, military, economic or industrial) This building reflects the quality and style of pre-fire downtown development.

## C. ENVIRONMENT

(relation to surroundings, specifically in terms of:)

10. Continuity: As the oldest building in the area, it is of particular importance in establishing the continuity character of the area.
11. Setting: See above.
12. Importance as a Visual landmark: The building is conspicuous and familiar structure in the context of the city.

## D. INTEGRITY

(cite alterations and physical condition) The remodelled base includes Skidmore, Owings and Merrill's 1972 stylistic Band of Roma.

RATINGS

RCP: 5

HERN IMAG: Mentioned, p. 79, photo.

SPLENDID SURV.: 3, p. 207

attach photograph here

NAT'L REGISTER: Probably eligible

NAT'L LANDMARK: No

STATE LANDMARK: No

1. Splendid Survivors, p. 207BIBLIOGRAPHY:

(list sources on back)

PREPARED BY: Jonathan M. Valore

ADDRESS: 400 North Street  
San Francisco, CA 94102

PHONE: 558-2815

DATE: June 29, 1982

STATEMENT OF SIGNIFICANCE CONT.

It is a steel frame building with reinforced concrete floors and expanded metal reinforcing, hollow tile partitions, metal driven door and window frames, and casement windows of plastered expanded metal. Its walls contain walls and tiles in white sandstone, the favored building material for pre-fire prestige buildings. Ornamentation in this three part composition is concentrated in the upper tier with its decorative glass doors and carved garlands and arched heads. In an article entitled "The Local Architecture of San Francisco" in *Architect and Engineer* in 1921, the important critic J.W.S. Cahill referred to it as "one of the most beautiful buildings in San Francisco".<sup>21</sup>

BIBLIOGRAPHY:

Sart, James D., A Companion to California, Oxford University Press, New York, 1971.

