

**NOTICE OF FINAL PASSAGE
FILE NO. 90-70-1 ORD. NO. 21-70
DESIGNATING THE SOLARI BUILD-
ING EAST (LARCO'S BUILDING) 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 Feb. 2, 1970.

ROBERT J. DOLAN, Clerk
Approved: Feb. 13, 1970
JOSEPH L. ALIOTO, Mayor
Feb. 19, 1970--It

**FILE NO. 90-70-1 ORD. NO. ---
DESIGNATING THE SOLARI BUILD-
ING EAST (LARCO'S 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 Solari Building East (Larco's Building) at 470 Jackson Street 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 Solari Building East (Larco's Building) 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 north line of Jackson Street distant thereon 107.5 feet easterly from the easterly line of Montgomery Street; running thence easterly 30 feet along the said line of Jackson Street; thence at a right angle northerly 60 feet to the line of Gold Street; thence along said line of Gold Street 30 feet westerly; thence at a right angle southerly 60 feet to the point of beginning; being a portion of lot 10 in Assessor's Block 175.

(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 1852 by Nicholas Larco, prominent Italian merchant of early San Francisco. The building housed the Consulates of Spain and Chile in 1856-57; the Consulate of France from 1861 to 1864-65; and offices for the Italian Benevolent Society during the 1860's. The building also housed the Italian newspaper La Parola which was edited by Augustus Spivale who had offices here for many years. Domingo Ghirardelli also had an office in the building from approximately 1856-58.

(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. LM6828; the summary description being as follows:

Three story, red brick; first floor with wide floor-to-ceiling show windows and doorways, each surmounted by individual wooden lintels and small cornices with wooden jamb and sills. Windows are multi-paned. Second and third floor windows are without exterior decorative elements and arched in brick. At the roof line is a slightly projecting cornice in brick with low-relief dentillation also in brick. Belt courses exist at second and third floor levels again in brick. Foundations are of stone. There is a rear door on Gold Street of cast iron. There are granite sills on the windows at rear (on Gold Street) with iron strap frame around windows.

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 Jan. 26, 1970.

ROBERT J. DOLAN, Clerk
Jan. 31, 1970--It

CITY PLANNING COMMISSION

RESOLUTION NO. 3390

WHEREAS, A proposal to designate Larco's Building (Solari Building East) at 470 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 on May 7, 1969, 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 June 26, 1969, 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 Larco's Building (Solari Building East) 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 north line of Jackson Street distant thereon 107.5 feet easterly from the easterly line of Montgomery Street; running thence easterly 30 feet along the said line of Jackson Street; thence at a right angle northly 60 feet to the line of Gold Street; thence along said line of Gold Street 30 feet westerly; thence at a right angle southerly 60 feet to the point of beginning; being a portion of lot 10 in Assessor's Block 175.

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 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, offices for the Italian Benevolent Society during the 1860's. The building also housed the Italian newspaper La Parola which was edited by Augustus Splivalo who also had offices here for many years. Domingo Ghirardelli also had an office in the building from approximately 1856-58.

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. LM6C.28; the summary description being as follows:

Three story, red brick; first floor with wide floor-to-ceiling show windows, and doorways, each surmounted by individual wooden lintels and small cornices with wooden jamb and sills. Windows are multi-paned. Second and third floor windows are without exterior decorative elements and arched in brick. At the roof line is a slightly projecting cornice in brick with low-relief dentillation also in brick. Belt courses exist at second and third floor levels again in brick. Foundations are of stone. There is a rear door on Gold Street of cast iron. There are granite sills on the windows at rear (on Gold Street) with iron strap frame around windows.

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 June 26, 1969.

Lynn E. Pio
Secretary

AYES: Commissioners Brinton, Carr, Fleishhacker, Kearney, Mellon,
Newman, Porter
NOES: None
ABSENT: None
PASSED: June 26, 1969

LANDMARKS PRESERVATION ADVISORY BOARD
Revised Case Report for Hearing of May 7, 1969

SOLARI BUILDING EAST
LARCO BUILDING

OWNER Marion Solari (Mrs. William Solari)

LOCATION AND
BOUNDARY OF SITE 470 Jackson Street; north line of Jackson Street, 110 feet
east of Montgomery Street; Lot 60 feet deep, 55 feet wide;
Assessor's Block 175; Lot 10.

NATURE AND
HISTORY The building was constructed circa 1852 by Nicholas Larco,
prominent merchant and leader of the Italian colony in
San Francisco, who dealt in groceries and liquors as well
as being a commission merchant, and occupied the building
until 1877. Early house numbers 138 (after 1860) 430-32.

This building has housed the consulates of three nations:
In 1856 and 1857, Larco was consul for Chile
in San Francisco, with offices at this address.
At the same time, Camilo Martin was the consul
for Spain and appears to have had both lodgings
and offices in Larco's Building. Still later
(1861 to 1864-65), French consul De Gazotte
had his consulate here. The French consul then
moved next door to 472 Jackson Street (formerly
434 Jackson St.), where it remained until 1876.

Larco was also active in affairs of the Italian colony.
During the mid-1850's he was chairman of the Italian
(Sardinian) Committee to celebrate the Allied victory over
the Russians at Sebastopol during the Crimean War. In 1863,
Larco was president of the Italian Benevolent Society, which
had its offices here at at varying times during the 1860's.
Augustus D. Splivalo, former lawyer's clerk on Montgomery
Street, became Larco's protege, and edited the Italian weekly
newspaper, La Parola, from the building in 1865 and 1866. He
also served as secretary of the Benevolent Society and for at
least one year he lived in the building. He later became
an attorney, practicing law here until 1880, when he moved to
the Montgomery Block.

According to Miss Ruth Teiser, the Ghirardelli family
historian, Domingo Ghirardelli, who had previously had his
business at Powell and Mason Streets, moved his chocolate and
syrup manufactory to Greenwich and Powell Streets about 1855
or 1856. Apparently, however, he found the need for a down-
town location and for several years he used part of this
building. In 1858 he moved the entire business across the
street to 417-23 Jackson Street (formerly 123 Jackson Street).

Also occupying the building, from 1856 to 1858 were merchants
Lynch and Roeding, and in the late 1850's Grellet and Company,
French importers of wines and liquors. Grellet had partners,
Chambariere and Byrne and the latter subsequently conducted
his own mercantile business here, after the partnership was
dissolved. In 1869, liquor merchants Favre and Joussaud
moved into the building, Favre having been at 472 Jackson
Street (formerly 434 Jackson) from about 1862 to 1864.

NATURE AND
HISTORY

Favre (with various partners) remained here until 1878 when he left the business. His last partner, Jaujou, remained with the successor firm, also liquor dealers, until 1905. From 1876 to 1880 Antonio Galleano was a cigar manufacturer at this address.

After 1905 tenants have not been traced, although owners are known to have included Oscar Foss, from at least 1894 through at least 1901. John Leary then owned and merged this lot with the one to the west (Solari Building West) before 1909. The present owner, inherited the merged lot and both buildings from Leary.

STRUCTURAL
DESCRIPTION

Three story, red brick; first floor with wide floor-to-ceiling show windows, and doorways, each surmounted by individual wooden lintels and small cornices with wooden jamb and sills. Windows are multi-paned. Second and third floor windows are without exterior decorative elements and are arched in brick. At the roof line is a slightly projecting cornice in brick with low-relief dentillation also in brick. Belt courses exist at second and third floor levels again in brick. Foundations are of stone. There is a rear door on Gold Street of cast iron. It is likely that the entire building was protected by iron doors and shutters in the early days as this was common in the downtown Jackson Square area then. There are granite sills on the windows at rear (on Gold Street) with iron strap frame around windows. Rear wall is in poor condition.

SURROUNDING LAND
USE AND ZONING

Zoning is C-2, part of the Washington-Broadway Special Use District. Surrounding land use is mixed generally to the south of furniture warehouses and interior decorator shops with offices and a night club to north (rear) across Gold Street. There is an art gallery to the northeast, auto repair to the north (on Pacific) and a wine and grocery warehouse to the northwest.

DESIGNATION AS
LANDMARK BY OTHER
GOVERNMENT OR
ORGANIZATION

None