

**NOTICE OF FINAL PASSAGE
FILE NO. 99-76-3 ORD. NO. 23-70
DESIGNATING THE YEON BUILDING
AS A LANDMARK PURSUANT TO AR-
TICLE 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, 1970-11

**FILE NO. 99-76-3 ORD. NO. 23-70
DESIGNATING THE YEON BUILDING
AS A LANDMARK PURSUANT TO AR-
TICLE 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 Yeon Building at 432 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 Yeon 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 137.5 feet from Sansome Street, being the westerly line of Balance Street; running thence northerly 60 feet along said line of Balance Street; thence along the southerly line of Gold Street 45 feet 10 inches westerly; thence at a right angle southerly 60 feet; thence along said line of Jackson Street 45 feet 10 inches easterly to the point of beginning; being Lot 7 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:

This building stands on the site of the Tremont Hotel built in 1855 and incorporates portions of that early building. The present building, completed at an unknown date, is typical of the architecture of the 1850's.

(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. LM68.21; the summary description being as follows:

Constructed of brick, the building is 30 feet high. The ground story has five heavy arched doorways or windows, simply framed in brick, which may originally have had the common iron shutters which marked buildings of the 1850's. There is a small dentillated cornice on the second floor of the Jackson Street facade. The side elevation (Balance Street) is enhanced by a brass lantern above the side door. All openings here are crowned by recessed brick arches as are those on the second floor facade. The rear frontage (Gold Street) has a dentillated second floor cornice in low relief as well as the same arched brick windows visible on the Balance Street facade.

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, 1970-1

CITY PLANNING COMMISSION

RESOLUTION NO. 6392

WHEREAS, A proposal to designate the Yeon Building (Tremont Hotel Site) at 432 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 the Yeon Building (Tremont Hotel Site) 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 137.5 feet from Sansome Street, being the westerly line of Balance Street; running thence northerly 60 feet along said line of Balance Street; thence along the southerly line of Gold Street 45 feet 10 inches westerly; thence at a right angle southerly 60 feet; thence along said line of Jackson Street 45 feet 10 inches easterly to the point of beginning; being Lot 7 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:

This building stands on the site of the Tremont Hotel built in 1855 and incorporates portions of that early building. The present building, completed at an unknown date, is typical of the architecture of the 1850's.

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. LM68.21; the summary description being as follows:

Constructed of brick, the building is 30 feet high. The ground story has five heavy arched doorways or windows, simply framed in brick, which may originally have had the common iron shutters which marked buildings of the 1850's. There is a small dentillated cornice on the second floor of the Jackson Street facade. The side elevation (Balance Street) is enhanced by a brass lantern above the side door. All openings here are crowned by recessed brick arches as are those on the second floor facade. The rear frontage (Gold Street) has a dentilated second floor cornice in low relief as well as the same arched brick windows visible on the Balance Street facade.

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

LM68.21

YEON BUILDING

Case Report for Hearing of May 7, 1969
(Corrected Version)

OWNER: John B. Yeon

LOCATION AND SITE: 432 Jackson (formerly 420-24 Jackson). Beginning at a point on the north line of Jackson Street 137.5 feet west of Sansome Street, being on the westerly line of Balance Street; running thence northerly 60 feet along said line of Balance Street; thence along the southerly line of Gold Street 45 feet 10 inches westerly; thence at a right angle southerly 60 feet; thence along said line of Jackson Street 45 feet 10 inches easterly to the point of beginning. The structure covers one hundred percent of this Lot 7 in Assessor's Block 175.

NATURE AND HISTORY: This building may have been constructed in 1855 as the Tremont Hotel. The San Francisco "Herald" of April 13, 1855, reports that it was at the "corner of Jackson, Gold and Balance, between Sansome and Montgomery, fire proof, magnificent....Built for a hotel or boarding house...frontage (on) Jackson 45 feet 10 inches runs to Gold...4 stories...2 stores on Jackson." The original house number is not known, but after 1861, this building was numbered 416-20 Jackson Street. It remained the Tremont Hotel until 1870, when, with the movement of the business district southward, it became less fashionable. New proprietors re-named it the White House Hotel, an establishment which lasted until 1886.

One of the two stores in the building in the 1860's and 1870's was the retail outlet and showrooms of the Pioneer Steam Marble Works which sold granite and marble mantels, monuments and other decorative pieces. Proprietors included Paltenghi, Larceneur and Hevevin.

Accounts of the building state that it was cut down to two stories, producing the building we now have at 432 Jackson Street. This is possible although the appearance of the building in the 1860's compared with that of today indicate other changes. The hotel was built with seven bays (see photocopy of pictures in 1862 City Directory), while the building on the site today has five. The hotel had cast iron pilasters at the ground story, while the present building has brick arches and columns.

Although research has not solved these discrepancies, eminent architectural historians feel that the present building is typical of San Francisco architecture of the 1850's and should be preserved. In a letter to the Landmarks Preservation Advisory Board, noted authority Dr. Marion D. Ross, Head of the Department of Art History at the University of Oregon states:

"I believe from the general character of the structure that it could have been built in the early or middle fifties of the last century. I have no documentary evidence and say this only on the basis of comparison with other structures. I have looked carefully at a series of photographs of San Francisco published in 1856 and have seen buildings of very similar character among them. Most regrettably no view appeared to show any recognizable part of Jackson Street.

"From the present state of the exterior (all I saw), I cannot say whether or not the building may have once been higher. It goes somewhat against my inclinations to think that if it had cast iron columns on the ground floor that these should later have been replaced by brick arches, but I suppose it is a possibility.

"As it stands the building seems to me to be sufficiently typical of the architecture of the 1850's to warrant its designation as a landmark. One can always hope that more evidence as to its exact date will yet come to light."

The building has long been said to have housed San Francisco's first French Consulate. Such statements seem to be based on an entry in the WPA Federal Writers' Guide of the 1940's and cannot be verified. Possibly the author of the entry assumed that house numbers had remained constant, whereas these were changed in 1861 as well as after the turn of the century. This building was numbered 420-24 until after 1900 when it was renumbered 432 Jackson, the address given for the French Consulate from 1862-64. Further unsubstantiated information from the WPA Federal Writers' Guide claims that poetess Ina Coolbrith occupied the building as did Professor J. Mibielle, who is reputed to have had a language school in the building.

In the twentieth century the building became a wire works with lodgings above. Later the ground floor was again used as two stores for the sale of liquor and tobacco. These may have remained until the 1950's when the building was converted to decorators showrooms and office space.

**STRUCTURAL
DESCRIPTION:**

Constructed of brick, the building is 30 feet high. The ground story has five heavy arched doorways or windows, simply framed in brick, which may originally have had the common iron shutters which marked buildings of the 1850's. There is a small dentillated cornice on the second floor of the Jackson Street facade. Side and rear elevations are also exposed to street frontages and display well-maintained plain brick walls without the arched entrance ways of the Jackson Street facade. The side elevation (Balance Street) is enhanced by a brass lantern above the side door. All openings here are crowned by recessed brick arches as are those on the second floor facade. The rear frontage (Gold Street) has a dentillated second floor cornice in low relief as well as the same arched brick windows visible on the Balance Street facade.

SURROUNDING
LAND USE AND
ZONING:

Zoning is C-2, part of the Washington-Broadway Special Use District. Surrounding businesses are primarily given over to design-related fields, although there are a number of night clubs nearby.