

1 [Planning Code - Landmark Designation - 447 Battery Street (aka Jones-Thierbach Coffee
2 Company Building)]

3 **Ordinance amending the Planning Code to designate 447 Battery Street (aka Jones-**
4 **Thierbach Coffee Company Building), Assessor’s Parcel Block No. 0206, Lot No. 002 as**
5 **a Landmark consistent with the standards set forth in Article 10 of the Planning Code;**
6 **affirming the Planning Department’s determination under the California Environmental**
7 **Quality Act; and making public necessity, convenience, and welfare findings under**
8 **Planning Code, Section 302, and findings of consistency with the General Plan and the**
9 **eight priority policies of Planning Code, Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

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

16 Section 1. Findings.

17 (a) CEQA and Land Use Findings.

18 (1) The Planning Department has determined that the Planning Code
19 amendment proposed in this ordinance is subject to a Categorical Exemption from the
20 California Environmental Quality Act (California Public Resources Code Sections 21000 et
21 seq., hereinafter "CEQA") pursuant to Section 15308 of California Code of Regulations, Title
22 14, Sections 15000 et seq., the Guidelines for implementation of the statute for actions by
23 regulatory agencies for protection of the environment (in this case, landmark designation).
24 Said determination is on file with the Clerk of the Board of Supervisors in File No. 211021 and
25 is incorporated herein by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 447 Battery Street (aka Jones-Thierbach Coffee
3 Company Building), Assessor's Parcel Block No. 0206, Lot No. 002, will serve the public
4 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
5 Commission Resolution No. 1196, recommending approval of the proposed designation,
6 which is incorporated by reference.

7 (3) The Board of Supervisors finds that the proposed landmark designation of
8 447 Battery Street is consistent with the General Plan and with Planning Code Section
9 101.1(b) for the reasons set forth in Historic Preservation Commission Resolution No. 1196.

10 (b) General Findings.

11 (1) On January 12, 2021, the Board of Supervisors adopted Resolution No.
12 009-21, initiating landmark designation of 447 Battery Street as a San Francisco Landmark
13 pursuant to Section 1004.1 of the Planning Code. On January 22, 2021, the Mayor approved
14 the resolution. Said resolution is on file with the Clerk of the Board of Supervisors in File No.
15 201298.

16 (2) Pursuant to Charter Section 4.135, the Historic Preservation Commission
17 has authority "to recommend approval, disapproval, or modification of landmark designations
18 and historic district designations under the Planning Code to the Board of Supervisors."

19 (3) The Landmark Designation Fact Sheet was prepared by Planning
20 Department Preservation staff. All preparers meet the Secretary of the Interior's Professional
21 Qualification Standards for historic preservation program staff, as set forth in Code of Federal
22 Regulations Title 36, Part 61, Appendix A. The report was reviewed for accuracy and
23 conformance with the purposes and standards of Article 10 of the Planning Code.
24
25

1 (4) The Historic Preservation Commission, at its regular meeting of August 4,
2 2021, reviewed Planning Department staff's analysis of the historical significance of 447
3 Battery Street set forth in the Landmark Designation Fact Sheet dated July 28, 2021.

4 (5) On August 4, 2021, after holding a public hearing on the proposed
5 designation and having considered the specialized analyses prepared by Planning
6 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
7 Commission recommended designation of 447 Battery Street as a landmark with
8 modifications to Planning staff's recommendation, consistent with the standards set forth in
9 Section 1004 of the Planning Code, by Resolution No. 1196. Said resolution is on file with the
10 Clerk of the Board in File No. 211021.

11 (6) The Board of Supervisors hereby finds that 447 Battery Street has a special
12 character and special historical, architectural, and aesthetic interest and value, and that its
13 designation as a Landmark will further the purposes of and conform to the standards set forth
14 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
15 the findings of the Landmark Designation Fact Sheet.

16
17 Section 2. Designation.

18 Pursuant to Section 1004 of the Planning Code, 447 Battery Street (aka Jones-
19 Thierbach Coffee Company Building), Assessor's Block No. 0206, Lot No. 002, is hereby
20 designated as a San Francisco Landmark consistent with the standards set forth in Section
21 1004. Appendix A to Article 10 of the Planning Code is hereby amended to include this
22 property.

23
24 Section 3. Required Data.
25

1 (a) The description, location, and boundary of the Landmark site consists of the City
2 parcel located at 447 Battery Street, Assessor's Block No. 0206, Lot No. 002, in San
3 Francisco's Financial District neighborhood.

4 (b) The characteristics of the Landmark that justify its designation are described and
5 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
6 Planning Department Record Docket No. 2021-002874DES. In brief, 447 Battery Street is
7 eligible for local designation as it is associated with events that have made a historically
8 significant contribution to the broad patterns of San Francisco history and it embodies the
9 distinctive characteristics of a type, period, or method of construction. Specifically, designation
10 of 447 Battery Street is proper given its association with the San Francisco coffee industry
11 and with reconstruction of downtown San Francisco following the 1906 earthquake and fires.

12 (c) The particular features that should be preserved, or replaced in-kind as determined
13 necessary, are those generally shown in photographs and described in the Landmark
14 Designation Fact Sheet, which can be found in Planning Department Record Docket No.
15 2021-002874DES, and which are incorporated in this designation by reference as though fully
16 set forth herein, except for the property's three-story height and roughly rectangular footprint.
17 Specifically, all those physical features of the exterior of 447 Battery Street should be
18 preserved or replaced in-kind, including:

- 19 (1) Exterior walls constructed of brick masonry;
- 20 (2) Openings for storefronts and a building entry on Battery Street;
- 21 (3) Regular, evenly spaced rhythm of window openings on the first (Merchant
22 Street only), second and third stories; positioning of the westernmost two bays on
23 Merchant Street slightly closer together;
- 24 (4) Slightly projecting brick sill and a segmental arch head at window openings;
- 25 and

1 (5) Brick cornice consisting of, from bottom to top, a projecting bandcourse, a
2 flat frieze, several courses of corbeling, and projecting coping.

3
4 Section 4. Effective Date.

5 This ordinance shall become effective 30 days after enactment. Enactment occurs
6 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
7 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
8 Mayor's veto of the ordinance.

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10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By: /s/ Victoria Wong

14 VICTORIA WONG
15 Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 211021

Date Passed: March 15, 2022

Ordinance amending the Planning Code to designate 447 Battery Street (aka Jones-Thierbach Coffee Company Building), Assessor's Parcel Block No. 0206, Lot No. 002, as a Landmark consistent with the standards set forth in Article 10 of the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

November 15, 2021 Land Use and Transportation Committee - TABLED

February 28, 2022 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

February 28, 2022 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

March 08, 2022 Board of Supervisors - PASSED ON FIRST READING


Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

March 15, 2022 Board of Supervisors - FINALLY PASSED


Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 211021

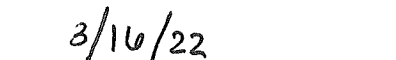
I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
3/15/2022 by the Board of Supervisors of
the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor



Date Approved



ARTICLE 10 LANDMARK DESIGNATION FACT SHEET



447 Battery Street, view northwest
Source: Heller Manus Architects, 2019

Historic Name:	Jones-Thierbach Coffee Company; Thierbach & Company
Address:	447 Battery Street
Block/ Lot(s):	0206/002
Parcel Area:	7,178 sq. ft.
Zoning:	C-3-O (Downtown-Office) 200-S
Year Built:	1907
Architect:	Frank S. Van Trees
Prior Historic Studies/Other Designations:	Planning Department, <i>Draft Environmental Impact Report, 447 Battery Street Project, Case No. 2014.1036E</i> (October 21, 2020) Planning Department, <i>Historic Resource Evaluation Response for 447 Battery Street</i> (December 28, 2017), Case No. 2014.1036E

	<p>Page & Turnbull, Inc., <i>Historic Resource Evaluation, Part 1 for 447 Battery Street</i> (October 6, 2017 Revised).</p> <p>National Register of Historic Places: 447 Battery Street is rated “3S” as appearing eligible for the National Register as an individual property through a survey evaluation.</p> <p><i>Here Today: San Francisco’s Architectural Heritage</i> (1968): Documented on page 251 of the book with the same title. The documentation stated that the exterior façades of the building were “sandblasted.” The small photograph attached to the report shows the brick façades generally as they appear today. The report also notes that there was a “moderate amount of exterior desecration of the original design” and that the building was “recently modernized, keeping only its style – but plate glass windows on front.”</p> <p>Department of City Planning Architectural Quality Survey (1976): given a rating of ‘1,’ indicating that it contains a degree of contextual importance.</p> <p>San Francisco Architectural Heritage <i>Splendid Survivors</i> (1977-1979): given a rating of ‘B’ (major importance). The documentation states: Jones-Thierbach Coffee Co., 1907, architect unknown A handsome post-fire brick warehouse building indistinguishable from much earlier buildings of the same type. Originally the Jones-Thierbach Coffee Co. and recently refurbished as office space. In composition, a two-part small commercial block with a strictly structural expression. A cornice has evidently been removed, and the walls may have been stuccoed originally (Corbett, 1978).</p> <p>Unreinforced Masonry Building (UMB) Survey (1990) UMB Survey evaluated the 447 Battery Street property and determined it to be a Prototype G (2- and 3-story, small area, office and commercial building) with a rating of ‘9’, which indicated that it had been listed in the DCP 1976 Survey.</p>
<p>Prior HPC Actions:</p>	<p>Review and comment on Draft Environmental Impact Report for 447 Battery Street (Case No. 2014.1036E) at hearing on November 4, 2020.</p> <p>Review and Comment on the adequacy of the proposed preservation alternatives for inclusion in the Draft Environmental Impact Report for 447 Battery Street (Case No. 2014.1036E) at hearing on October 2, 2019.</p>

<p>Significance Criteria:</p>	<p><u>Events:</u> Associated with events that have made a significant contribution to the broad patterns of our history.</p> <p><u>Architecture/Design:</u> Embodies the distinctive characteristics of a type, period, or method of construction, and/or represents the work of a master.</p>
<p>Period of Significance:</p>	<p>The period of significance for 447 Battery Street (the former Jones-Thierbach Coffee Company) is 1907-1967. The subject building's period of significance extends from the time of its original construction in 1907 until 1967, when it ceased to be used for the manufacture and warehousing of coffee.</p>
<p>Statement of Significance:</p>	<p>447 Battery Street, occupied by the Jones-Thierbach Coffee Company from 1907 to 1967, designed by architect Frank S. Van Trees and constructed in 1907, is eligible for designation as a San Francisco Landmark for its association with significant historic events, specifically with the San Francisco coffee industry and with reconstruction of downtown San Francisco following the 1906 earthquake and fires.</p>
<p>Assessment of Integrity:</p>	<p>The seven aspects of integrity as defined by the National Park Service (NPS) and the National Register of Historic Places (NRHP) are location, design, materials, workmanship, setting, feeling, and association.¹</p> <p>447 Battery Street retains integrity. The subject building lacks the quality of "setting" due to the redevelopment of the surrounding neighborhood; and it partially lacks the quality of "materials" due to the removal of the stucco, the windows, and the storefronts. Regarding "materials," Planning staff notes that all of the removed elements are features that are often repaired and replaced over the course of a building's lifespan. Stucco in particular may be regarded as an almost sacrificial material, such as paint, that is expected to steadily wear away as it is exposed to the elements, requiring reapplication. Windows have a similarly limited lifespan.</p> <p>Overall, the Department has determined that 447 Battery Street retains sufficient integrity to convey its historical significance.</p>

¹ "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin*, U.S. Department of the Interior, National Park Service, 1995, 44.

Character-Defining Features:	<p>The character-defining features of the subject property include the following:</p> <ul style="list-style-type: none">• Exterior walls constructed of brick masonry;• Openings for storefronts and a building entry on Battery Street;• Regular, evenly spaced rhythm of window openings on the first (Merchant Street only), second and third stories; the westernmost two bays on Merchant Street are slightly closer together;• Slightly projecting brick sill and a segmental arch head at window openings; and,• Brick cornice consisting, from bottom to top, of a projecting bandcourse, a flat frieze, several courses of corbeling, and projecting coping.
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Statement of Significance Summary

447 Battery Street, occupied by the Jones-Thierbach Coffee Company from 1907 to 1967, designed by architect Frank S. Van Trees and constructed in 1907, is eligible for designation as a San Francisco Landmark for its association with significant historic events, specifically with the San Francisco coffee industry and with reconstruction of downtown San Francisco following the 1906 earthquake and fires.

Property Description and Neighborhood Context

The following neighborhood and building descriptions are taken from the Planning Department's *Historic Resource Evaluation Response* for 447 Battery Street (December 28, 2017), which also relied on a *Historic Resource Evaluation, Part 1 for 447 Battery Street* prepared by Page & Turnbull (Revised October 6, 2017):

447 Battery Street is located at the northwest corner of Battery Street and Merchant Street. (Merchant Street, which does not conform to the North of Market area's predominant 50-vara grid, is more of a midblock alley.) The subject block is built on landfill that sits beyond the natural shoreline of San Francisco, in the middle of the historical Yerba Buena Cove. Currently considered part of the Financial District, until the mid-twentieth century this area hosted a wide range of stores, warehouses, and other mercantile establishments associated with the nearby produce market and working waterfront. Starting in 1959, much of this historic marketplace neighborhood was razed in connection with the Golden Gateway Redevelopment Project, a massive urban renewal scheme that was completed over the course of the subsequent decades. The results of this project are visible today as the collection of apartment towers, townhouses, office buildings, hotels, parks, plazas, parking garages, and shopping areas that occupy the blocks to the immediate east of the subject property.

The blocks on the west side of Battery Street, including the subject block, have been absorbed into the Financial District, and include many buildings constructed in the late twentieth century, although there

is nothing on the massive urban scale of the Golden Gateway Project to the east. The Transamerica Pyramid, San Francisco's tallest building from the time of its construction in 1972 until 2017, stands less than two blocks west of the subject building. The subject block and the block to the south across Merchant Street include several buildings constructed in the aftermath of the 1906 earthquake and fires (447 Battery Street, 1907; 439 Washington Street, 1906-7; 425 Washington Street, 1906-7 (altered); 432 Clay Street, 1912), a 1920s office building (500 Sansome Street, 1929), a modernist fire station (530 Sansome Street, 1975), and a contemporary hotel building (425 Battery, early 2000s). Nearby historic buildings include the 1911 U.S. Customs House (555 Battery Street), the 1944 U.S. Appraisers Building (630 Sansome Street), and 545 Sansome Street, built in 1930. The identified historic district that is closest to the subject building is the Article 10 Jackson Square Historic District, known for its nineteenth century commercial buildings. Other nearby historic districts include the Article 11 Commercial-Leidesdorff and Front-California Conservation Districts, which contain masonry commercial buildings from the early twentieth century.

Sitting on a rectangular lot measuring 74 feet along Battery Street and 97 feet along Merchant Street, 447 Battery Street, known as the Jones-Thierbach Coffee Company Building, is three stories and 48 feet tall, with exterior load-bearing walls of exposed brick masonry construction and a heavy timber internal structural framework. The subject building fills its rectangular lot except for a notch at the northwest corner that creates a narrow light court at the rear.

Along its primary Battery Street elevation, the subject building contains two large storefront openings and a recessed building entry at the ground story. These openings currently contain modern metal and glass storefront and door systems and are covered at the lintel-level with fabric-clad box awnings. Dimensional letter signage advertising the storefront tenant has been installed in the spandrel area between the ground and second stories. At both the second and third stories on the primary facade, the subject building features seven identical window openings, with projecting brick sills and segmental arch lintels. Each opening contains a pair of metal casement windows under a single fixed sash. Above the third story, the subject building is capped with a brick cornice consisting, from bottom to top, of a projecting bandcourse, a flat frieze, several courses of corbeling, and projecting coping.

The secondary Merchant Street facade is similar to the primary facade, with the following differences: the secondary facade contains eight bays of windows compared to the primary facade's seven; all bays are evenly spaced except for the two westernmost bays, which are closer together; at the ground story, six of the secondary facade's eight bays feature short segmental arch openings containing metal casements under fixed lights; the westernmost two bays at the ground story feature a bricked-in door opening and an altered door opening into which a wooden entry door has been installed; a small rectangular metal door has been installed to the west of the westernmost bay; in the second- and third-story window openings, the metal windows have multi-light configurations that differ from the primary facade's simple casement-under-fixed-sash design. The subject building's brick west elevation looks onto a narrow light court and is not visible from the public way. Behind the raised parapets, the subject building has a flat roof.

Though there are no publicly-accessible areas of the building interior, the following is a brief description of that which was visible during the site visit or described by the owner. The interior of the upper-level offices consists of exposed brick walls and internal wood columns. They feature drop acoustic ceilings

with contemporary light fixtures and flooring in a primarily open floor plan layout. The elevator entry lobby, visible from the Battery Street sidewalk, is a contemporary remodel containing drywall and acoustic ceilings

Property History

The following historic information is excerpted from the *Historic Resource Evaluation, Part 1 for 447 Battery Street* prepared by Page & Turnbull (October 6, 2017):

The earliest available Sanborn Fire Insurance Company map, dating from 1887, indicates that the 447 Battery Street lot was developed at least by 1887 for a variety of commercial and light industrial commercial and warehouse uses, including produce shops, cigar manufacturers, construction- and industry-related uses, such as wood yards, and other businesses. The buildings on the surrounding city blocks were typically one to three stories in height and densely developed; each block face accommodated ten or more separate commercial establishments. Other businesses visible on the map in the immediate vicinity included tobacco drying, printing and lithography, as well as coffee and spice milling. The narrow alleyway, Merchant Street, cut through the center of the western block, providing access to secondary market stalls and rear access loading areas, while a similar backstreet named Cedar Street connected Clay and Washington streets through the eastern side of the block. The 1887 map shows a row of five small stores or manufacturing facilities on the Battery Street side of the subject parcel between Washington and Merchant streets. ...²

As San Francisco emerged as the United States' principal West Coast port in the years following the Gold Rush, the number of buildings devoted to the production, refinement, and warehousing of bulk trade goods proliferated along the waterfront and in developing industrial areas. Originally constructed of wood, post-1870 warehouse buildings had load-bearing masonry walls and heavy timber internal structural frameworks. These features were intended both to prevent (or at least slow) the spread of fires and also to carry heavy loads. As the limited amount of property became more expensive, the economic imperative to house more floor area on smaller plots of land became stronger, and warehouse buildings accordingly grew taller, occasionally appearing with as many as seven stories. Other character-defining features of this type include storefronts or loading bays at the ground story, upper floors with a regular rhythm of window openings, and restrained ornamentation that emphasizes the buildings' utilitarian function.

The 1906 earthquake and fires destroyed the buildings on the 447 Battery Street site and on the surrounding blocks. The importance of the neighborhood to the City's wholesale economy as well as its geographic centrality along the waterfront resulted in nearly immediate reconstruction of the neighborhood. The majority of reconstructed properties in the neighborhood consisted of

... two to three-story, industrial/commercial brick masonry-constructed buildings [with timber framing], including the 1907 construction of the subject building and two west-adjacent extant buildings at 425 Washington Street/424 Merchant Street and 339-445 Washington Street/440 Merchant Street. Adjacent to the Financial District to the south and west, 447 Battery Street was located at the western edge of the

² Page & Turnbull, Inc., *447 Battery Street, San Francisco, Historic Resource Evaluation, Part 1* (October 6, 2017 Revised), 27.

bustling produce market district, especially following the district boundaries' expansion during reconstruction.³

Designed by architect Frank S. Van Trees in a simple store-and-warehouse style typical of late nineteenth and early twentieth century industrial and commercial buildings, 447 Battery Street was constructed in 1907 on a lot that the 1906 earthquake and fires had cleared of earlier buildings. The building was owned and occupied by Charles Thierbach as a coffee roasting and wholesale company called Thierbach & Co. from 1907-1912 and assumed the name of the Jones-Thierbach Co., from 1912-1966 following merger with Jones-Paddock Company.

Although Frank S. Van Trees was a prominent Bay Area architect responsible for several notable buildings,⁴ the subject building is not reflective of his academic training, conforming more closely to the simpler, vernacular style of warehouse architecture typical of the mid- to late-nineteenth century. Referring to it as "[a] handsome post-fire brick warehouse building," architectural historian Michael Corbett described the subject building as "indistinguishable from much earlier buildings of the same type." Although this may seem incongruous now, adapting a simpler stylistic expression for a warehouse commission would have made sense architecturally and economically in the immediate reconstruction period. As noted in the Northeast Waterfront Designation Report, "...warehouse architecture did not undergo profound stylistic changes until the introduction of reinforced concrete" so the "...pre- and post-fire brick warehouses embody the original appearance and spirit of [earlier] warehouse districts."⁵ The design of the subject building is therefore a continuation – albeit a notably late example – of an architectural tradition that extends far back into the nineteenth century.

Further, in the haste to rebuild after the 1906 earthquake and fires, many academically trained and well-known architects, such as Van Trees, undertook commissions for warehouse or similar utilitarian-types of buildings as part of the reconstruction efforts, as noted in the following:

Warehouses are among the most utilitarian buildings left in San Francisco, lacking stylistic references common to other building types. If nineteenth century warehouses can be viewed as vernacular structures, this was not the case in the years following the 1906 earthquake and fire. With few exceptions, warehouse owners hired academic architects whose work extended to commercial, industrial and residential buildings, and who participated in the rebuilding of both the downtown and other sections of the city. As shall be pointed out later, the increased reliance on architects had significant effects on the design of industrial architecture in San Francisco during the first two decades of the twentieth century.⁶

As noted above, within Northeast Waterfront and South End, which, like the produce market district, were warehouse districts that were rebuilt following the 1906 earthquake and fires, a number of San Francisco's most well-known, prolific, and academically-trained architects designed utilitarian buildings. These architects included Henry Geilfuss, Willis Polk, Meyer & Ward, T. Patterson Ross, William H. Crimm, Jr., Louis Hobart, Albert Farr, George A. Dodge, William Koenig, MacDonald & Applegarth, Meyer & Ward, Frederick H. Meyer, Reghetti &

³ Ibid.

⁴ Koshland residence at 3800 Washington Street; the National Register-listed Hearst Free Library in Anaconda, MT; numerous residences and other buildings throughout San Francisco and the Bay Area.

⁵ Jeremy Naploma on behalf of The Landmarks Preservation Advisory Board, Northeast Waterfront Designation Report (September 9, 1982).

⁶ Planning Department, South End Historic District Case Report (February 5, 1990), 3

Headman, Sahlfield & Kohlberg, Sylvain Schnittaker, Henry A. Schultze, and William D. Shea. Like Frank S. Van Trees' work on the subject building, warehouse design was not their specialty so many of these architects may have resorted to replicating a simple design with a proven track record of adequately performing its intended industrial purpose.

... Like other similar buildings of this period, the subject building originally contained at least one storefront and an office at the street level, while the upper floors were engineered to withstand heavy loads, ideal for manufacturing, storage, and roasting machinery, as well as flexible, open warehouse space for the wholesale coffee, tea, and spice business housed there when the building opened in 1907. The 1913 Sanborn map first indicates that three of the five stores previously on the subject parcel were replaced with the current three-story brick building and labeled 'Coffee roasting'. ... It appears that a store on the ground level ran the length of the Merchant Street façade, while a small office was centered on the Battery Street side. An awning extended from the facade over the far north storefronts as early as 1917. ... At that time, the building adjacent on the north at the corner of Battery and Washington streets was a two-story building with stucco siding containing a restaurant and five storefronts. The 1913 map also shows newly constructed, reinforced concrete buildings across from the subject property's Merchant Street side containing a candy factory and a creamery. Across Washington Street to the north is the United States Customs House.⁷

Historic photos taken approximately ten years after initial construction show the subject building's street-facing facades clad in a light-colored coating—likely painted stucco—and featuring painted wall signage, with awnings installed over the street-level storefronts. Later photos show traditional wood-frame storefront infill in the ground-story openings and one-over-one windows in the upper-story openings.

In the 1950 Sanborn map, the building is labeled as 'Coffee Roasting, Teas, Coffee & Spices' and the store along the Merchant Street side of the building and the office on Battery Street still existed. Most of the surrounding buildings, including the two-story building to the immediate north and buildings on west end of block, are still shown, containing several commercial establishments, including two restaurants, a cigar factory, and several small retail stores.

... A police record negative capturing the scene of a crash at Battery and Washington Streets in March 1956 shows, when inverted, the painted stucco on the primary façade with the "Jones-Thierbach Co." name painted in dark lettering across the center of the façade. As with the image from 1917, the difference in cladding material and tone is evident between the brick masonry of the north façade and the stucco of the east façade. ...two Assessor's negatives of the property, taken the following year in July 1957, confirm the existence of the stucco, at least up until this date. These views from 1957, both from Battery Street, were taken closer to the subject building and depict most clearly the smooth texture of the stucco and reasonable condition of both the south and primary façades. As in the 1917 photograph, the visible portion of the north façade reads as brick masonry. Both of these 1957 photographs also show the recessed storefronts of the primary façade, with bases similarly clad in stucco, but which are painted a darker color.⁸

⁷ Ibid, 27-28.

⁸ Ibid, 32-33.

While the subject property was spared during the post-war urban renewal of the 1950s and 1960s, much of the surrounding area substantially changed due to the San Francisco Redevelopment Agency's Golden Gateway project, just east of the subject property. Other substantive changes to the character of the surrounding buildings and block were due to the expansion of the Financial District:

By the mid-1960s, the block and surrounding neighborhood were transformed as it was incorporated into the Financial District. Wholesale warehouse and manufacturing space, such as at 447 Battery Street, was no longer economically viable in such valuable real estate, and most similar businesses relocated to the warehouses in the SOMA district. In the specific case of 447 Battery Street, the building was converted to retail and office use; the exterior significantly altered, and the interior fully remodeled.⁹

In 1967, the coffee warehouse was converted to office space for the owners Kahn, Kaufman, & Oshrow (later Ron Kaufman Company). Permit records confirm this change of use and associated interior alterations. ... Additional interior alterations occurred in 1968 to provide sufficient support for a computer consulting and data processing company, known as Recording and Statistical Data Processing, Inc. and later the Burroughs Corporation. Further seismic reinforcements were required in the 1980s and 1990s, especially of the foundation and parapet, as well as an addition of another ground floor entrance.¹⁰

The subject building's permit history contains very few records of significant exterior alterations. However, an analysis of historic photos and narrative descriptions from historic surveys indicate that between 1957 and 1968 the stucco cladding was removed (possibly through sandblasting) and the windows and storefronts were replaced. These and other unrecorded alterations (e.g., the doorway alterations at the westernmost end of the Merchant Street facade) may be linked to the building's 1967 conversion from warehouse to office space. Subsequent exterior alterations include parapet reinforcement (1986, 1997), the installation of the existing tenant signage (1998), and the undated installation of the existing storefront, building entry, and awnings on Battery Street. The current building owner states that, in addition to the ca. 1967 campaign, the building was sandblasted again in the 1990s, but that the treatment was determined to be harmful to the building and was halted after having completed the entire Battery Street facade and the easternmost ten feet of the Merchant Street facade. The extent of this more recent treatment is said to correspond to the repointing with alight-colored mortar that has occurred on the Battery Street facade and part of the Merchant Street facade. [Jorgen]

... The mixture used for sandblasting more recently contained salt which caused the bricks to disintegrate, especially at the cornice, and so the operation was halted on the Merchant Street façade about ten feet back from the building corner. It also appears that the original bricks were not fired properly (procured more cheaply) and so the sandblasting only exacerbated their already poor condition. Moreover, it was typical during the rapid reconstruction following the 1906 earthquake that salt water was mixed in with the mortar, which further contributed to the original bricks' deterioration. As a result, the building contains a patchwork of bricks of different types, qualities, and time periods, as

⁹ Ibid, 31.

¹⁰ Ibid, 32-33.

well as concrete and wood patching in areas of spalling and cracks. Grout was added haphazardly in the sandblasted areas to further prevent or mask the deterioration.¹¹

The property has been owned by several different management companies since the 1960s, including the Ron Kaufman Company and then Bedford Properties. The building was owned by Charles Thierbach as a coffee roasting and wholesale company called Thierbach & Co. from 1907-1912 and assumed the name of the Jones-Thierbach Co., from 1912-1966. The following information about Charles Thierbach and Jones-Thierbach Company is from Page & Turnbull (2017) report:

Charles F. Thierbach and the Jones-Thierbach Company¹²

Born in Germany in 1847, Charles Frederick Thierbach immigrated to San Francisco around 1867. According to census records, he married a German woman who had also recently immigrated, Emma Kuhlmeier (1866-1927). Thierbach spent his first years in the city working as a salesman; city directories have record of him working at Ghirardelli in 1875 and living at 930 Folsom Street. Thierbach and his wife had two sons, Charles F. Thierbach, Jr. and George Thierbach.

The first record of Thierbach's involvement in the coffee industry was in 1881 when he began to work for an established importing and wholesale company that started its life as Randall & Jones (1856), with whom he would later merge to form the Jones-Thierbach Co.¹³ The firm's [Randall & Jones] president at that time, Michael P. Jones, was known as one of the pioneer merchants of San Francisco. He began an importing business in 1858 at which time he partnered with Frank Randall. Randall retired shortly after and Jones continued the business under the name of Jones & Co. The business began as one of the first and largest importers of sugar from Hawaii, owning several vessels before steamship lines were established. By the early 1880s, when Thierbach joined, the company had shifted its focus to the import and manufacturing of tea, spice, and coffee under the name of the Jones-Paddock Company, located at 28 Fremont Street before the earthquake and 230 Fremont Street by 1910.¹⁴

...[T]he coffee import and wholesale business was one of San Francisco's earliest and most profitable industries in the late nineteenth through mid-twentieth centuries. While many of the city's earliest coffee companies did not survive the economic turmoil following the 1906 earthquake and fire, Charles Thierbach was fortunate enough to be involved in one of the few coffee companies that remained afloat and resumed business following the destruction in a nearby location also in the South of Market district. City directories show that Thierbach left the Jones-Paddock Co. in 1907 and began his own coffee wholesale business and roastery at 447 Battery Street called Thierbach & Co. Though M.P. Jones had died in 1899, records indicate that Thierbach's new company and the Jones-Paddock Co. merged by 1912, changing the name of Thierbach's company to the Jones-Thierbach Co.¹⁵ No further information

¹¹ Personal communication, Rob Canepa, 447 Battery, LLC, with Cassie Rogg, Page & Turnbull, July 22, 2016. Quoted in Page & Turnbull, Inc. (2017), 34.

¹² Page & Turnbull, Inc. (2017), 36-39.

¹³ Ancestry.com, accessed July 2016 and The Tea and Coffee Trade Journal Company, 1935. Quoted in Page & Turnbull, Inc. (2017), 36.

¹⁴ "Death of M.P. Jones." San Francisco Call. September 2, 1899. Quoted in Page & Turnbull, Inc. (2017), 36.

¹⁵ "Two Large Firms Consolidate." California Grocers Advocate, Volume 17, Issues 1-26. 1912. Quoted in Page & Turnbull, Inc. (2017), 37.

about the merger was found, such as whether one of Jones's sons, Webster or Milton, may have also been involved in the company at that time.

While it appears that the Jones-Thierbach Co. was not known to pioneer new techniques or products in the early years of the industry, the company maintained a profitable mid-size roastery and manufacturing facility out of which they produced several popular wholesale brands of canned coffee. Records indicate only a few companies were industry competitors in the immediate post-fire years, including the Ceylon Tea Company (1909 Mission Street), Columbia Coffee and Spice Company (423 Jackson Street), and Eagle Coffee and Spice Mills (520 Washington Street). Other larger companies, such as Folger's (520 Washington Street) and Hill's Brothers Coffee also continued to operate in downtown San Francisco in their multi-story manufacturing and roasting facilities.¹⁶ In 1915, the year of the Panama Pacific Exposition, city directories identify Charles Thierbach as the Vice President of the Jones-Thierbach Co.

Several articles from the 1910s advertise the Jones-Thierbach Co. for their high-quality coffees and teas. However, one article from 1912 (the year of the company merger) describes a legal case in which the Jones-Thierbach Co. was reported by the U.S. Secretary of Agriculture for misbranding a shipment of coffee beans. According to the case summary, a quantity of bags was inaccurately labeled "Arab Coffee with Chicory" (including a picture of an Arab man at center) with a description of the contents containing ground coffee and chicory. In reality, the coffee was found to contain 90 percent South American coffee, about 10 percent chicory, and none of the higher quality Arabic coffee. Thierbach pleaded guilty and the company was fined \$25 for deceiving the purchaser.¹⁷

Despite this negative press, the Jones-Thierbach Co. was selected a few years later to exhibit in the Food Products Building at the 1915 PPIE, in addition to other well-known consumer brands, including Folgers, Ghirardelli (chocolate), McCormick (spices), Heinz (ketchup), and Morton's (salt).¹⁸ Though Jones-Thierbach was known principally for its 'Alta' brand of coffee by this time, the company had branched out its product base to include spices, extracts, tea, and baking powder. The photos below of the PPIE portray the interior with the typical coffee bean grinding equipment used at that time. They also marketed the brand by giving out free samples of the Alta coffee with its 'Gold Medal' award. A trade journal in 1915 remarked that the company had received the award at the PPIE for their entire Alta line, "a line of exceptional merit as far as quality is concerned" (Figures 39 to 41).¹⁹

Census records list Thierbach as a San Francisco "merchant" and "importer of wholesale coffee," and later of tea and spices (likely expanded product base following the merger though no exact record was found), for every decade from 1907 through 1930. Little additional information was found about Charles or the company after the 1930s. Thierbach continued working until the age of 83, soon before he died in

¹⁶ San Francisco city directories, 1905 – 1908. Quoted in Page & Turnbull, Inc. (2017), 37.

¹⁷ U.S. National Library of Medicine. Case Number #4815 "Misbranding of coffee. U.S. v. The JonesThierbach Co., a corporation. Plea of guilty. Date issued, September 18, 1917. <https://ceb.nlm.nih.gov/fdanj/handle/123456789/39796> Accessed July 17, 2017. Quoted in Page & Turnbull, Inc. (2017), 37.

¹⁸ Moore, Charles C. Official Catalogue of Exhibitors, Panama-Pacific International Exposition, San Francisco, California, 1915. Quoted in Page & Turnbull, Inc. (2017), 37.

¹⁹ Phye, James, Simmon's Spice Mill, Devoted to the Interests of the Coffee, Tea, and Spice Trades, Vol. 38, January 1915. Quoted in Page & Turnbull, Inc. (2017), 37.

1931, at the age of 84. One of Thierbach's sons, George, assumed ownership of the company following his father's death, where he had [been] working as superintendent, according to city directories, since the 1920s. George Thierbach was also the head of the National Coffee Association for several years, particularly during the 1930s through mid-1940s.²⁰ George traveled often to promote the brand, including at an event in Indiana with Joe DiMaggio, performing a "cupping" flavor test.

George Thierbach died in 1952, after which time it is not clear who assumed ownership of the company, though it remained listed in city directories as the Jones-Thierbach Co. until 1967. At this time, the subject building was sold and the company ceased to exist. No other employees were discovered in public records or articles to have made particular contributions to the company over its nearly 60-year tenancy at 447 Battery Street.

Events: Associated with events that have made a significant contribution to the broad patterns of our history.

447 Battery Street is historically significant for its association with the San Francisco coffee industry and is the only building used for coffee roasting and warehousing known to remain in the industry's former hub north of Market Street. From 1907 to 1967, the subject building housed the coffee roastery, storage warehouse, offices, packaging, and manufacturing facility of the Jones-Thierbach Company, a medium-sized coffee roasting and wholesaling company. First established during the Gold Rush-era, the coffee (and tea) industry represented a significant commercial sector in San Francisco during the second half of the nineteenth century and the first decades of the twentieth century. In the nineteenth century, most coffee roasters were located along California Street in the Financial District. While the Folgers multi-story brick masonry building survived the 1906 earthquake and fires, most of the city's other coffee roasteries and manufacturing facilities were forced to relocate and rebuild, including Jones-Thierbach's parent company, the Jones-Paddock Co., Hills Brothers, MJB, and many other smaller operations. During reconstruction, most of these businesses relocated to commercial warehouse buildings going up rapidly in the South of Market District, while others, including the Jones-Thierbach Co. at the subject property, relocated to buildings in the expanding produce market district and Financial District. 447 Battery Street is the only known building with the original use of coffee roasting and warehousing to remain in what was the historic center of this highly important local industry.

Further, 447 Battery Street is significant for its association with reconstruction of the Downtown/Produce District (later Financial District) following the 1906 earthquake and fires. The produce district was an epicenter of mercantile activity with constant deliveries and transactions of foodstuffs to markets and warehouses that supplied the city. 447 Battery Street is a relic of the industrial and mercantile history of San Francisco and illustrative of the massive efforts to reconstruct downtown San Francisco following the widespread destruction caused by the 1906 earthquake and fires.

In the wake of the Gold Rush, a number of different importers and manufacturers of coffee established themselves in San Francisco. Some of these businesses—e.g., Folger's, Hills Brothers, MJB—eventually grew into large firms with a significant presence in regional and national markets. By the second half of the twentieth century, such firms employed armies of laborers and office workers in large, modern facilities that were centrally

²⁰ "Coffee Unit Reelects." The Salt Lake Tribune. October 17, 1943. Pg. 13. Quoted in Page & Turnbull, Inc. (2017), 38.

located in or near San Francisco's downtown. According to the 1996 National Register of Historic Places nomination form for the Folger Coffee Company Building (101 Howard Street, extant),

as early as 1882 San Francisco was the largest importer and processor [of coffee] on the West Coast, and with the advent of World War I and the opening of the Panama Canal, became the third largest in the United States after New York and New Orleans; by the late 1940s, coffee was San Francisco's fourth largest industry.²¹

In addition to the larger companies listed above, San Francisco also hosted dozens of small and medium-sized roasters—such as that which operated out of the subject building—that contributed to the industry's prominence. The subject building is located in an area that was the center of the San Francisco coffee industry for the entire nineteenth century and the early years of the twentieth century.

San Francisco's first major coffee producer was William Bovee, who set up his first mastery near the intersection of Broadway and Stockton Street upon his arrival in 1850. By 1860 Bovee had relocated to 123 Front Street (and had taken on James Folger as a junior partner). The City Directory at this time lists three other "Coffee Factories." One, like Bovee's firm, was located in the North of Market area; the remaining two were located just south of Market. By the early 1870s, however, the industry had concentrated in the North of Market area: Of the seventeen coffee "importers" and "factories" listed in the 1873 directory, ten are Located in the North of Market area, four are located in the South of Market (SoMa) area, and the locations of four are unknown.²² This trend accelerated through the 1880s: of the 33 firms listed in the 1880 directory, all but seven were located north of Market. And although many coffee businesses had established themselves in SoMa by 1905, more than half were still located north of Market. The proportion of coffee-related businesses in the North of Market area steadily declined in the years following the 1906 earthquake and fires, although as late as 1920 the area still contained twelve separate firms. By 1955, however, on the eve of the implementation of the Golden Gate Redevelopment project, the industry was concentrated almost entirely in SoMa.²³

The City of San Francisco has identified two other buildings associated with the coffee industry as historically significant: the Hills Brothers Coffee Plant at 2 Harrison Street (1924-2b; San Francisco Landmark No. 157), and the J.A. Folger & Company Building at 101 Howard Street (1904-06; Article 11 Category I Significant Building). Both buildings are quite large and are located in SoMa. The subject building, on the other hand, is comparatively small and is located to the north of Market, in an area that served as the center of the coffee manufacturing business through the nineteenth century and into the early twentieth century. Although the industry had begun

²¹ National Register of Historic Places, The Folger Coffee Company Building, San Francisco, California, National Register #96000679, Section 8, Page 6.

²² Starting in the late nineteenth century, directories distinguish between coffee "importers" and coffee "factories" or "mills." Later directories further divide the industry into "wholesalers," "roasters," "brokers," etc. Although in some cases the addresses for the "importers" or "brokers" clearly refer to offices that were separate from the industrial operations, at other times the organization is less obvious. The 1920 directory, for instance, lists the business in the subject building as an "importer;" even though it is known to have housed other functions such as warehousing and roasting. Therefore, unless a listing clearly refers to a non-industrial office use, it was counted as the location of a coffee-related business.

²³ Directories consulted to determine the historical distribution of coffee businesses include: A.W. Morgan & Co.'s San Francisco City Directory, 1852; Langley's San Francisco Directory, 1860; Langley's San Francisco Directory, 1873; Langley's San Francisco Directory, 1880; Crocker-Langley San Francisco Directory, 1905; Crocker-Langley San Francisco Directory, 1908; Crocker-Langley San Francisco City Directory, 1920; Polk's San Francisco City Directory, 1955-56.

to shift slowly into SoMa around the time of the subject building's construction in 1907, the North of Market area remained important to the coffee industry for decades to come. The subject building appears to be the only remaining building in this area with the original use of roasting and warehousing coffee. Furthermore, the subject building's smaller size— relative to the large industrial complexes that are preserved in SoMa—helps to convey the fact that this highly significant local industry comprised many smaller concerns in addition to the massive corporations with recognizable names.

The following historic context for the San Francisco Coffee industry is taken from the Page & Turnbull, Inc. (2017) report:

SAN FRANCISCO COFFEE INDUSTRY²⁴

Coffee, originally harvested and produced in Yemen in the 1400s, is one of the world's most exported commodities. After achieving popularity in Europe in the seventeenth century, coffee spread to America, soon replacing beer as the preferred breakfast beverage. By the Mexican-American war, it was included as a ration for soldiers. By the eighteenth and nineteenth centuries, traders spread coffee production to other hot climate fertile areas, including Central America and the East and West Indies, from which it was shipped to the United States and Europe. By the 1840s, San Francisco had become the center of the commercial coffee roasting business in the country, and California Street was "something of a coffee row," due to the city's largest port on the West Coast. In addition, for much of the twentieth century, coffee was the highest value import into the city, and two of the largest national coffee brands of the century were established in San Francisco – Folger's and Hills Brothers.²⁵

William Bovee, who ran a coffee roasting business in New York, decided to join the Gold Rush in 1849 after his business was destroyed in a fire. After settling in San Francisco in 1850, he noticed there were no coffee businesses and decided to build a coffee mill called the Pioneer Steam Coffee and Spice Mill, located on Powell Street between Broadway and Pacific streets. Bovee's hand-ground coffee rapidly gained popularity and one of his early employees was James Folger, originally from the island of Nantucket off the coast of Massachusetts. Folger began selling coffee to miners in small California towns and soon bought out Bovee's brand and changed the name by 1872. Folger's son, James, assumed ownership after his father's death and created one of the earliest premium coffee brands in the city, Golden Gate Coffee.²⁶

In 1863, the Hills brothers, Austin Herbert and Reuben Wilmarth, arrived in San Francisco from the East Coast and purchased the Arabian Coffee Mills on Fourth Street. While selling butter during the Spanish American Civil War, the brothers were disappointed with the unpleasant aftertaste. Reuben borrowed a vacuum packing technique from a Chicago coffee distributor to use instead, which significantly improved the flavor and sealed moisture out of ground-coffee-filled cans to improve shelf life. By 1900, the Hills brothers were credited as the first to use this method for packaging coffee in San Francisco,

²⁴ Page & Turnbull, Inc. (2017), 17-19.

²⁵ "Coffee" a history of San Francisco coffee from the podcast, Containers. Available <https://medium.com/containers/episode-4-coffee-78ac6571caea> Accessed July 17, 2017. Also sourced from a book by William H. Ukers, All About Coffee published in 1920. New York: The Tea and Coffee Trade Journal Company, 1922. Quoted in Page & Turnbull, Inc. (2017), 17.

²⁶ "A Bay Area Coffee History." Shanna Farrell. Edible East Bay. February 12, 2016. <http://edibleeastbay.com/online-magazine/spring-2016/the-right-blend/> Accessed July 17, 2017. Quoted in Page & Turnbull, Inc. (2017), 17.

which allowed for the rapid expansion of national brands selling coffee in tins, a packaging method that would dominate the coffee industry in the twentieth century. The Hills Brothers were also thought to pioneer the “cupping” technique, the process of tasting the coffee multiple times throughout the production and distribution process in order to ensure the consistency of quality (previously the beans were eyeballed to assess quality, though bean size does not influence the taste of the coffee).²⁷

In 1899, Max Brandenstein, the son of a Gold Rush immigrant, arrived in San Francisco at age seventeen to avoid the German military draft, and founded the city’s third most prominent early coffee business, the M.J. Brandenstein Company (later MJB Coffee). The 1906 earthquake and fires destroyed many of the city’s coffee roasteries, including MJB’s warehouse and others on Market Street and in the South of Market district. The Folger building, however, survived. The Hills Brothers constructed a new factory in 1926 and MJB continued to operate out of the South of Market District. The city’s Panama Pacific International Exposition of 1915 was organized to celebrate the city’s post-disaster successes and growing industries, of which coffee was central.²⁸ Several emerging successful roasteries emerged during reconstruction and were showcased at the Exposition, including the Jones-Thierbach Co., with its roastery and manufacturing warehouse at 447 Battery Street in the city’s produce market district.

Following World War I and the disruption of global trade trends, San Francisco bankers and importers began financing smaller Guatemalan coffee producers, as opposed to the more traditional Brazilian varieties. In 1906, at the time of the earthquake, approximately 250,000 bags of coffee beans were being imported into the city. By 1914-15, imports had risen to 400,000 bags. By 1918, San Francisco’s coffee industry was exploding – nearly one million bags were being imported and sold in the city, or roughly 150 million pounds of coffee for a net population of around 500,000 people.²⁹ As the result of such significant growth, the San Francisco Green Coffee Association was organized in 1918, which joined the already established National Coffee Roasters Association. The two groups merged by 1932 and included 25 of San Francisco’s earliest and most established roasteries at that time as members, including Wellman Peck & Co. (1849), J.A. Folger & Co. (1850), the Jones-Thierbach Co. (originally Jones-Paddock Co. in 1856), the Hills Bros. Coffee, Inc. (1878), and MJB Co. (1881). Folgers, Hills, and MJB companies were continuously family-owned until the latter half of the twentieth century, at which time the Hills Brothers was purchased by Proctor and Gamble in 1962 and then by Nestle, which also later bought MJB Coffee. Folger’s was sold to Proctor and Gamble in 1963 and then to the J.M. Smucker Co. Production for each brand was moved outside of San Francisco by the early 1990s.

Considered the second largest industry in the city after printing/publishing, the coffee business continued to innovate during the 1950s when Alfred Peet, son of a coffee roaster from Holland, arrived in the Bay Area and continued in the trade of coffee importing.³⁰ Disappointed with the standard quality of

²⁷ Lenihan, V.M. “San Francisco Fills Nation’s Coffee Cup.” Sausalito News, Number 12, March 22, 1951. Available <https://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=SN19510322.2.56> Accessed July 14, 2017. Quoted in Page & Turnbull, Inc. (2017), 17.

²⁸ “San Francisco’s Coffee History,” Timeline News in Context. <https://m-staging.timeline.com/stories/sanfrancisco-coffee> November 2015. Accessed July 17, 2017. Quoted in Page & Turnbull, Inc. (2017), 18.

²⁹ Ibid. Quoted in Page & Turnbull, Inc. (2017), 18.

³⁰ Lenihan, V.M. “San Francisco Fills Nation’s Coffee Cup.” Sausalito News, Number 12, March 22, 1951. Available <https://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=SN19510322.2.56> Accessed July 14, 2017. Quoted in Page & Turnbull, Inc. (2017), 19.

beans arriving from Brazil and Central America, and proud of his unique roasting techniques, Alfred Peet opened Peet's Coffee & Tea in Berkeley in 1966, which was one of the first to influence modern micro roasting culture (Peet also initially trained the founders of Starbucks). Peet's coffee shop, the attention to the quality and source of the product, and his specialized knowledge of the business paved a new path in the coffee industry nationwide during the 1960s through 1990s.³¹ Coffee's "third wave" began in the early 2000s outside of San Francisco (including Stumptown and Intelligentsia in Chicago), but the City today has caught up and remains a hub of the industry's continued growth and evolution. Specialty coffee has become a valuable commodity worldwide and the roasting process an art form, much in the way of fine wine, with companies sourcing and importing exceptionally high-quality coffee beans from "micro-lots" and building relationships with small farmers around the world. Roasters such as Flying Goat, Equator, Sightglass, Blue Bottle, Philz, and Ritual, among many others, have led this wave in San Francisco, where a proliferation of small cafes and micro-roasteries have emerged and are continuing to succeed in an ever-changing economic climate.³²

SAN FRANCISCO TEA INDUSTRY³³

The history of tea begins in China in c. 1500 B.C., likely as a medical drink. It became a daily drink in China by c. 300 A.D. Tea was first introduced to Portuguese priests and merchants in China during the sixteenth century and drinking tea had become popular in Britain and the British colonies by the seventeenth century. The British introduced tea production and consumption to India, in order to compete with China's established monopoly on the tea market. The drinking of tea in the U.S. was largely influenced by the passage of the Tea Act and its subsequent boycott during the American Revolution, causing a significant decrease in tea consumption nationwide during and after the Revolution. As a result, many Americans switched from drinking black tea to coffee, considering tea to be unpatriotic.³⁴ Following the Revolution, tea sales steadily increased again. As early as the mid-nineteenth century in San Francisco, tea from China was one of the most common imported goods into the city, along with tobacco from Cuba and coffee from Central and South America.³⁵

Tea remained a major imported commodity in San Francisco, given the port's size and access to Chinese and other Asian suppliers. Large tea-packing and storage warehouses were constructed in the early twentieth century to manage the large quantities of tea arriving from overseas. For example, a San Francisco Examiner article from May 1918 stated that a large tea-packing plant was going to be built for Lipton that year, and mentioned that the company's relocation of its western hemisphere business and distribution facilities to San Francisco at [the] time was due to a major growth in sales.³⁶ Based on advertisements and labels from the late-nineteenth and early twentieth centuries, it appeared fairly common for coffee wholesale suppliers, such as the Jones-Thierbach Co., to also purchase and distribute teas, since such large quantities were imported into the city and resale value was high. The

³¹ Ibid. Quoted in Page & Turnbull, Inc. (2017), 19.

³² "A Bay Area Coffee History." Shanna Farrell. Edible East Bay. February 12, 2016. <http://edibleeastbay.com/online-magazine/spring-2016/the-right-blend/> Accessed July 17, 2017. Quoted in Page & Turnbull, Inc. (2017), 19.

³³ Page & Turnbull, Inc. (2017), 19-20.

³⁴ "History of Tea." Available at https://en.wikipedia.org/wiki/History_of_tea Accessed July 26, 2017. Quoted in Page & Turnbull, Inc. (2017), 19.

³⁵ "San Francisco's Culinary History: Part 1 of 12." Available <https://tableagent.com/article/san-franciscosculinary-history-part-1-of-12/> Accessed July 26, 2017. Quoted in Page & Turnbull, Inc. (2017), 19.

³⁶ "Tea Packing Plant to be Built in S.F." San Francisco Examiner, May 4, 1918, pg. 4. Quoted in Page & Turnbull, Inc. (2017), 19.

increase in the national popularity of tea-drinking as an alternate to coffee continued steadily through the mid-twentieth century. By World War II, however, the worldwide tea trade changed significantly. In the name of “modern convenience,” the tea bag was ubiquitously accepted throughout postwar America and overall quality decreased. A few firms continued to supply the old-style loose tea leaves, including Freed Teller Freed in San Francisco; however, few businesses of this kind survived past the late 1950s and 1960s. Tea at this point was typically mass-distributed and merchandised as an indistinct brown beverage called “black tea” and the market leaders of the tea industry of the time, including Tetley, Lipton, and Red and White Rose, lost sight of any differences that may have once set them apart from one another.³⁷

The produce market district was an epicenter of mercantile activity with constant deliveries and transactions of foodstuffs to markets and warehouses that supplied the city. Although decimated in the 1906 earthquake and fires, this area of the city was quickly rebuilt due to its importance to the mercantile economy and to support reconstruction efforts across the city. During reconstruction, the produce market district expanded and the new or replacement industrial/commercial buildings constructed in the district during this period typically had wide, publicly accessible merchant stalls, shop windows, or loading areas on the street level. 447 Battery Street is located just within the western boundary of the former produce district. Although it is somewhat atypical of market buildings of the period as it did not feature open stalls at ground floor, it remains one of the very few buildings in the neighborhood that remains from the produce market era. Therefore, 447 Battery Street is associated with the period of post-earthquake redevelopment in the city and specifically with that of the produce market district and redevelopment of the wholesale coffee and roasting industries in San Francisco.

The following contextual histories of downtown San Francisco and of the produce market district (now subsumed by the Financial District) are from the Page & Turnbull report:

GROWTH OF DOWNTOWN SAN FRANCISCO³⁸

By the early 1900s, San Francisco was the fourth largest city in the United States, with a number of skyscrapers that rivaled those in New York and Chicago, per capita.³⁹ The downtown business district had continued its shift south and southwest of Portsmouth Square; the Financial District was concentrated around Montgomery and California streets, with the shopping district on Grant Avenue and produce market district along the Embarcadero south of Market.

The 1906 earthquake and subsequent fires interrupted a downtown building boom and devastated the entire city. Within hours of the initial shock, eleven fires sparked by broken gas mains swept first through the South of Market district, and later through the downtown Financial and produce market districts, consuming nearly everything the earthquake had spared. The fires raged for three days, and after the catastrophe, most of downtown San Francisco lay in ruins. Only a few buildings survived mostly intact, including the Old Mint, the U.S. Post Office, the upper floors of the Kohl Building, the U.S. Customs House (on the block north-adjacent of the subject property), as well as a portion of nearby Jackson

³⁷ Pratt, James. “The U.S. Tea Renaissance and How It Happened.” *The Atlantic*. August 5, 2010. Available at <https://www.theatlantic.com/health/archive/2010/08/the-us-tea-renaissance-and-how-it-happened/60895/> Accessed July 26, 2017. Quoted in Page & Turnbull, Inc. (2017), 20.

³⁸ Page & Turnbull, Inc. (2017), 10-15.

³⁹ Charles Hall Page, *Splendid Survivors*, 23-30. Quoted in Page & Turnbull, Inc. (2017), 10.

Square. In addition, although their interiors burned, the shells of a small number of office buildings in the Financial District survived as well, including the Call Building, the Folgers Building, the Mills Building, the Aronson Building, and the Mutual Savings Bank Building.⁴⁰

Following the disaster, San Francisco's produce market and Financial District faced the need for rapid reconstruction. Hefty insurance settlements, combined with an influx of Eastern capital and architects, made the post-1906 era the most important period of construction in downtown San Francisco until the 1960s. Certain areas of the city were rebuilt more rapidly than others, including the expanded produce market district, the Italian quarter of North Beach, the fire's western boundary at Van Ness Avenue, the working waterfront along the Embarcadero, and the Financial District, which was substantially rebuilt by 1909. Many of the new buildings closer to Market Street were high-rises: large, steel-frame, masonry office buildings over ten stories in height, while new buildings closer to the produce market district were three- to four-story, brick masonry buildings, such as the subject property and two extant west-adjacent commercial buildings, all constructed in the year following the earthquake.⁴¹ During the recovery period, San Francisco's shopping district developed around Union Square, while manufacturing and warehouses concentrated south of Market Street. Many businesses moved to East Bay cities or west to the Fillmore District. The business district had continued its shift south and southwest of Portsmouth Square; the financial district was concentrated around Montgomery and California streets, and the produce market district around Jackson Square (with its western boundary at Battery Street).

By 1915, the rebuilt downtown covered fifty percent more area than it had before the fire, concentrated in enclaves of commercial office buildings on New Montgomery Street in SOMA and further north on Montgomery Street around California Street. The majority of new downtown buildings broke with their predecessors' Victorian-era styles in favor of the Beaux-Arts style espoused by the City Beautiful movement, of which the subject property was a modest example.⁴² ...

... Dense downtown development continued into the early 1930s with the construction of new office blocks and large office towers. By the time the Depression halted construction in 1931, downtown San Francisco had extended from the Embarcadero to west of Union Square. In the immediate post-World War II period, construction in downtown San Francisco did not pick up dramatically; nevertheless, those buildings that did rise in the downtown landscape at this time began to show the influence of modernism, particularly the International Style. ...

... These early International Style office towers were harbingers of a downtown building boom that took place between 1963 and 1973, during which time a series of new skyscrapers successively assumed the title of the city's tallest building: the Bank of America Center (1969), the Hartford Building at 650 California (1965), 44 Montgomery Street (1967), One Maritime Plaza (1968) directly east across Battery Street, and finally the Transamerica Pyramid (1972), just one block to the west of the subject property. The corner buildings on the subject block, including 423 Washington Street and 530 Sansome Street, in addition to the south-adjacent building at 425 Battery Street across Merchant Street, were all built in the

⁴⁰ Jackson Square Historic Context, Page & Turnbull Historic Context, last revised 2016. Quoted in Page & Turnbull, Inc. (2017), 11.

⁴¹ "1906 Fire and Aftermath, Historical Essay." Accessed at Foundsf.org. Quoted in Page & Turnbull, Inc. (2017), 11.

⁴² Charles Hall Page, *Splendid Survivors*, 32-33. Quoted in Page & Turnbull, Inc. (2017), 12.

1980s through early 2000s. The substantial redevelopment of the subject block and adjacent blocks created a detached cluster of post-earthquake reconstruction buildings that are visually and physically separated from similar-era and style buildings further north on Battery Street and to the southeast on Front Street. These isolated buildings include the subject property at 447 Battery Street, west-adjacent 425 Washington Street and 339-445 Washington Street, as well as the south-adjacent block's two-story 432 Clay Street, constructed in 1912. By the 1980s, the immense scale and thoroughly modern architectural styles of the new high-rise buildings heralded the ascendancy of San Francisco's financial sector in the place of its traditional industry- and maritime-based economy.

Produce Market District

Throughout the first half of the twentieth century, the rising towers in San Francisco's business core stood in stark contrast to the city's sprawling wholesale produce market that was located immediately to the northeast, alongside the Embarcadero and the city's active waterfront piers. The market district had its roots in Italian-American communities that settled in this part of San Francisco during the second half of the nineteenth century. Many Italian immigrants worked the farms that surrounded the city, and they brought wagons loaded with their produce to Sansome Street between Washington and Clay streets to sell to grocers and hotel owners, among others (one block to the immediate west of the subject block). In 1874, the San Francisco and San Mateo Ranchers' Association (a Genoese organization) constructed the Colombo Market, which supplanted the earlier open-air marketplace. This enclosed market contained over 70 stalls and filled an entire city block between Front and Davis north of Jackson Street. Independent sellers rented the stalls and hawked their produce to consumers. Within the course of the following decades, the Colombo Market became one of the city's commercial landmarks.⁴³

The district's immediate access to the waterfront supported many additional one and two-story brick masonry market buildings and storage warehouses, which received perishable goods directly from ships that docked at the piers. When rebuilt after the 1906 earthquake, the produce district (also known as the commission district, for the organization that oversaw the market activities and certified merchants) retained its earlier function.⁴⁴ Moreover, it extended its boundaries, expanding from the waterfront to fill the area between the Embarcadero on the east, Jackson Street on the north, Clay Street on the south, and Battery Street on the west. Its many one- to three-story brick buildings, including the subject property, contained open stalls and awning-covered storefronts at street level.⁴⁵ Originally part of the Barbary Coast, the neighborhood was known to contain bustling markets during the early part of the day and a mix of bars, dance halls, prostitution houses, and crime at night, until the neighborhood was substantially rebuilt and cleaned up in 1911.⁴⁶ The subject building was constructed originally in 1907 as a warehouse, coffee roastery, and wholesale supply company on the western border of the produce

⁴³ Gary Kamiya, "Odd Arch is Last Remnant of Bustling Produce Market Built in 1874," San Francisco Chronicle, February 27, 2015, accessed November 17, 2015, <http://www.sfchronicle.com/bayarea/article/Odd-arch-islast-remnant-of-bustling-produce-6106142.php>. Quoted in Page & Turnbull, Inc. (2017), 13.

⁴⁴ "Produce Market." http://www.foundsf.org/index.php?title=Produce_Market. Accessed July 12, 2017. Quoted in Page & Turnbull, Inc. (2017), 14.

⁴⁵ Michael R. Corbett, Port City: The History and Transformation of the Port of San Francisco, 1848-2010 (San Francisco: San Francisco Architectural Heritage, 2011), 196. Quoted in Page & Turnbull, Inc. (2017), 14.

⁴⁶ "Thieves' Highway – Produce Market." Citysleuth@reelsf.com December 3, 2010, Accessed July 12, 2017. Quoted in Page & Turnbull, Inc. (2017), 14.

district. The company expanded and assumed its long-term name of the ‘Jones-Thierbach Co.’ in 1912, around the time of the neighborhood’s revitalization.

During the 1910s through 1940s, the district’s daily schedule and bustling character were described in the following manner:

A district of narrow streets lined with roofed sidewalks and low brick buildings, it is the receiving depot for the fresh produce that finds its way into the kitchens, restaurants, and hotels of the city. Long before daybreak—in the summer, as early as one o’clock—trucks large and small begin to arrive from the country with fruits and vegetables (Figure 23). From poultry houses come the crowing and cackling of fowls aroused by the lights and commotion. The clatter of hand-trucking and a babel of dialects arise. About six o’clock the light delivery trucks of local markets begin to arrive. By this time a pedestrian can barely squeeze past the crates, hampers, boxes, and bags along the sidewalks. The stacks of produce dwindle so rapidly that by nine o’clock the busiest part of the district’s day is over. [...] By afternoon this district is almost deserted.⁴⁷

Although the produce market district was economically active well into the twentieth century, many policy makers viewed the entire area as a longtime chaotic urban nuisance: cramped, unsanitary, crime-ridden, and full of unpleasant smells. Given this perspective, the market simply did not live up to the economic potential of its central location. The district’s negative reputation was not helped by its proximity to manufacturing and distribution areas near the port, along with a large population of transient longshoremen and other laborers who sought lodging throughout the area. By the 1940s, the area was beginning to show signs of decay, especially as many wholesalers moved to less expensive areas south and east of the city. The Jones-Thierbach Co. was one of a few food product wholesale suppliers to remain in the district until the mid-1960s. Also during the late 1940s, the industrial waterfront began to experience a reduction of shipping, which also moved elsewhere in the Bay where storage space and land was cheaper. Though still dense and active in the mid-1950s, areas of the old produce market district appeared congested and blighted and became the focal point for urban redevelopment and Financial District expansion. The mayor and other municipal officials began to actively discuss how—and to where—the district could be moved in order to allow the Financial District to further expand its boundaries.⁴⁸ By 1963, the market was moved to Islais Creek to make way for the expansive Golden Gateway Redevelopment project, which modernized and transformed the whole neighborhood into an extension of the city’s Financial District.⁴⁹

Historical photographs and maps confirm that the area surrounding the subject property was devastated in the 1906 earthquake and fires. In the subsequent frenzy of activity, developers reconstructed these blocks with generally low-scale buildings devoted to the manufacture, warehousing, and sale of commercial goods. During this redevelopment period, numerous two- to three-story, industrial/commercial brick masonry-constructed buildings, including the 1907 construction of the subject building and two west-adjacent extant buildings at 425

⁴⁷ Federal Writers Project of the Works Progress Administration, *San Francisco in the 1930s: The WPA Guide to the City by the Bay* (Berkeley: University of California Press, 2011), 262. Quoted in Page & Turnbull, Inc. (2017), 14.

⁴⁸ “Christopher Announces His Program,” *San Francisco Chronicle*, October 2, 1951, 9; “Relocation of S.F. Produce Market is Recommended,” *San Francisco Chronicle*, September 9, 1953, 9. Quoted in Page & Turnbull, Inc. (2017), 15.

⁴⁹ “Thieves’ Highway – Produce Market.” Cityslouth@reelsf.com December 3, 2010, Accessed July 12, 2017. Quoted in Page & Turnbull, Inc. (2017), 15.

Washington Street/424 Merchant Street and 339-445 Washington Street/440 Merchant Street, were constructed across the fire zone.

The following context is taken from Page & Turnbull, Inc. (2017) report:

INDUSTRIAL/COMMERCIAL BUILDING TYPOLOGY IN SAN FRANCISCO⁵⁰

Warehousing involves the storage, processing and distribution of goods, as well as occasional light manufacturing. For most of its history as a building type, the warehouse functioned primarily as a storeroom for surplus material. Even before the Industrial Revolution, large Victorian-style warehouse structures were increasingly constructed in mercantile cities of Northern Europe, such as London or Rotterdam. By the Industrial Revolution, the warehouse began to evolve into more of a commercial necessity as increasing amounts of regional and international trade transformed local independent economies into components of the larger world economy. By 1900, the largest ports in the world were mostly located in Europe and North America and included: London, Liverpool, Manchester, Bristol, Rotterdam, Hamburg, Marseilles, New York, Boston, and San Francisco, to name a few.⁵¹

As a building type in San Francisco, the industrial/commercial warehouse dates back to the years immediately following the Gold Rush, when the increasing amounts of imported manufactured goods coupled with growing domestic agricultural output caused a need for these goods to be segregated from trading and retail functions. Warehouses, originally large, wood-frame, barn-like buildings, were constructed along the piers and wharves of the waterfront just to the east of Portsmouth Square in what would become the city's produce market district. Physical proximity to the waterfront and the cost of the land were the primary considerations behind the location of early warehouses but as the cost of prime waterfront land began to increase, warehouses were dispersed away from the original core area to North Beach, the expanded produce market district, and as far south as Steamboat Point. This pattern of development led to the formation of two separate warehouse districts – the Northeast Waterfront and the South End.⁵²

Both districts continue to contain examples from every period of construction in San Francisco. These buildings, which range in height from one to seven stories, were designed in a variety of styles and employed different structural systems. The earliest warehouses in San Francisco were built between 1848 and 1870, and were usually of wood-frame construction and consequently often destroyed by fire. Those built between 1870 and 1912, and especially in the reconstruction years (1906-1912) were typically one- to three-story brick buildings with load-bearing brick walls, heavy timber frames and open-web wood truss roofs. Due to the use of load-bearing masonry construction, openings were usually deeply set and small.⁵³ The design of these buildings was largely determined by the economics, advances in construction technology, and fire insurance ratings, especially after the earthquake and

⁵⁰ Page & Turnbull, Inc. (2017), 20-21.

⁵¹ "Commercial Building Typology." Page & Turnbull Historic Context database. Last updated 2016. Quoted in Page & Turnbull, Inc. (2017), 20.

⁵² Ibid. Quoted in Page & Turnbull, Inc. (2017), 20.

⁵³ "Commercial Building Typology." Page & Turnbull Historic Context database. Last updated 2016. Quoted in Page & Turnbull, Inc. (2017), 21.

fires.⁵⁴ Other important factors included the amount of storage area per square foot and the structural strength of a building designed to hold many tons of goods or produce.

The defining features of the style are heavy load-bearing brick masonry walls with flat parapets and roofs and facades defined largely by evenly spaced, wood or steel sash fenestration. Other design characteristics typically include large loading docks or openings for commercial stalls in a center or corner bay, hoists, and typically two or more floors, in order to take advantage of high land values. Often constructed with red or blonde-colored brick, these buildings featured little ornamentation other than some decorative brickwork along a beltline, cornice, or parapet. Detailing was typically limited to that which could be easily executed in brick and later, concrete, including Neoclassical and Renaissance Revival-style brick corbelling, jack arches, dentil course moldings and pilasters. These buildings also often retained some elements more typical of nineteenth century commercial buildings, including recessed entrances, clerestories, and transoms.⁵⁵

Many of the reconstruction-era buildings in San Francisco's Financial District, produce market district, and South of Market district went up quickly in the period following the earthquake and fires and needed to serve a dual commercial and industrial purpose to accommodate displaced offices, retail, and warehouse spaces. Many of these buildings contained storefronts, open stalls, offices, and loading on the ground level, while storage, offices, warehouse, and/or manufacturing space was housed in the upper stories. Brick masonry construction allowed for the heavy loading potential of these floors. These building interiors typically featured a rectilinear floorplate, a symmetrical arrangement of columns, and interiors as unobstructed as possible, in order to allow for maximum storage and large machinery capacity.

By the early twentieth century, the introduction of steel framing, as well as the widespread adoption of the mechanized elevator, allowed buildings to be constructed taller, and with larger window openings and fewer interior supports. By the time of the opening of the Panama Canal in August 1914, advancing concrete construction techniques led to larger buildings with larger window and door openings, thinner walls and greater spans, which allowed more light into the buildings, as well as larger areas of unobstructed space.⁵⁶

Sanborn maps from 1913-1915 show most of the area surrounding the subject property rebuilt, with only a few isolated vacant lots. Nearby businesses trafficked in a wide range of products, including barrels, brooms, candy, cigars, flour, liquor, milk, paint, paper, printed material, paste, spices, and syrup. Also present were the numerous open stalls and marketplaces dedicated to the sale of produce, for which the larger district was [then] known.

Maps dating to 1950 show few changes to the largely commercial and industrial character of the area to the east of Battery Street, where produce sales remained prominent. West of Battery Street, more offices and banks had spread north from the Financial District core around California Street. The larger North of Market district also hosted a number of small- to medium-scale coffee masteries at this time: in addition to the subject building,

⁵⁴ San Francisco Landmarks Preservation Advisory Board, "South End Historic District," Draft Case Report, 1990, 5. Quoted in Page & Turnbull, Inc. (2017), 21.

⁵⁵ Ibid. Quoted in Page & Turnbull, Inc. (2017), 21.

⁵⁶ "Commercial Building Typology." Page & Turnbull Historic Context database. Last updated 2016. Quoted in Page & Turnbull, Inc. (2017), 21.

masteries were present at 901 Battery Street (the mastery, warehouse, and offices for the popular Manning's cafeteria chain; extant) and 306 Sacramento Street (demolished).

However, within ten years of the publication of the 1950 map, the blocks to the west of Battery Street were razed in connection with the Golden Gateway Redevelopment Project. Historical concept drawings indicate that at least one version of the project included a "panhandle" that extended between Washington and Clay Streets up to Montgomery Street, connecting the redevelopment area to the present site of the Transamerica Pyramid. Had this concept been realized, the subject building would have been demolished. In addition to the Golden Gateway project, other changes taking place in this district in the mid- to late-twentieth century included the slow decline of the nearby working waterfront and the construction of the Embarcadero Freeway. Taken together, these changes erased much of the physical fabric linking this area to its industrial and blue-collar past, and effectively integrated it into the expanding Financial District. Within this context, the subject building stands as one of the last surviving connections to this earlier history.

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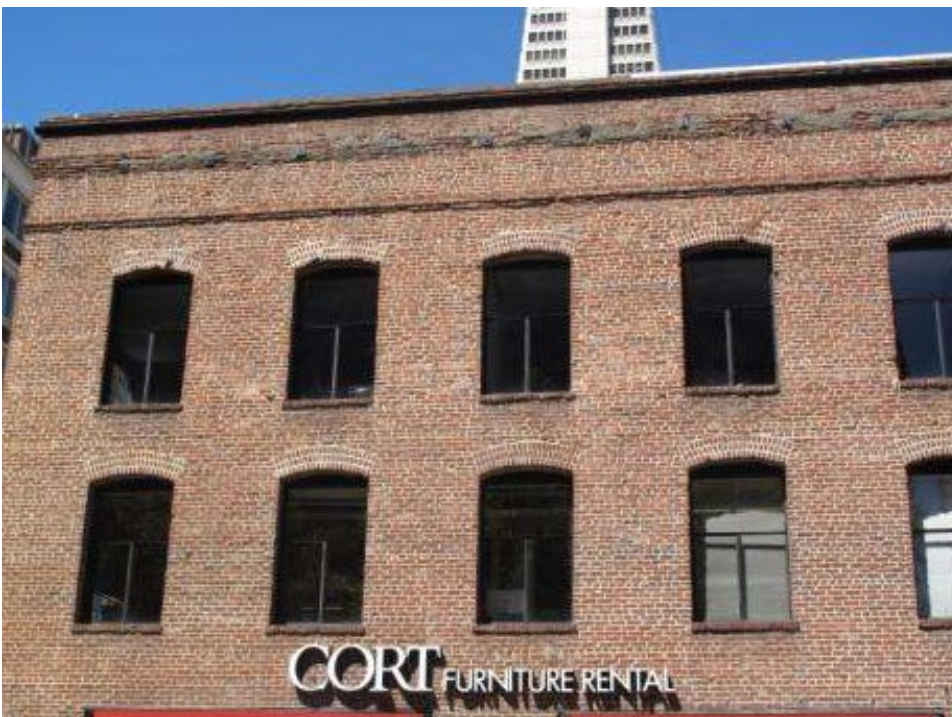
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Photos



447 Battery Street primary (east) façade, 2017. Source: Page & Turnbull, Inc. (2017) report



Upper level windows, east elevation, 2017. Source: Page & Turnbull, Inc. (2017) report



Storefront, east elevation, 2017. Source: Page & Turnbull, Inc. (2017) report



Merchant Street (south) elevation, 2017. Source: Page & Turnbull, Inc. (2017) report



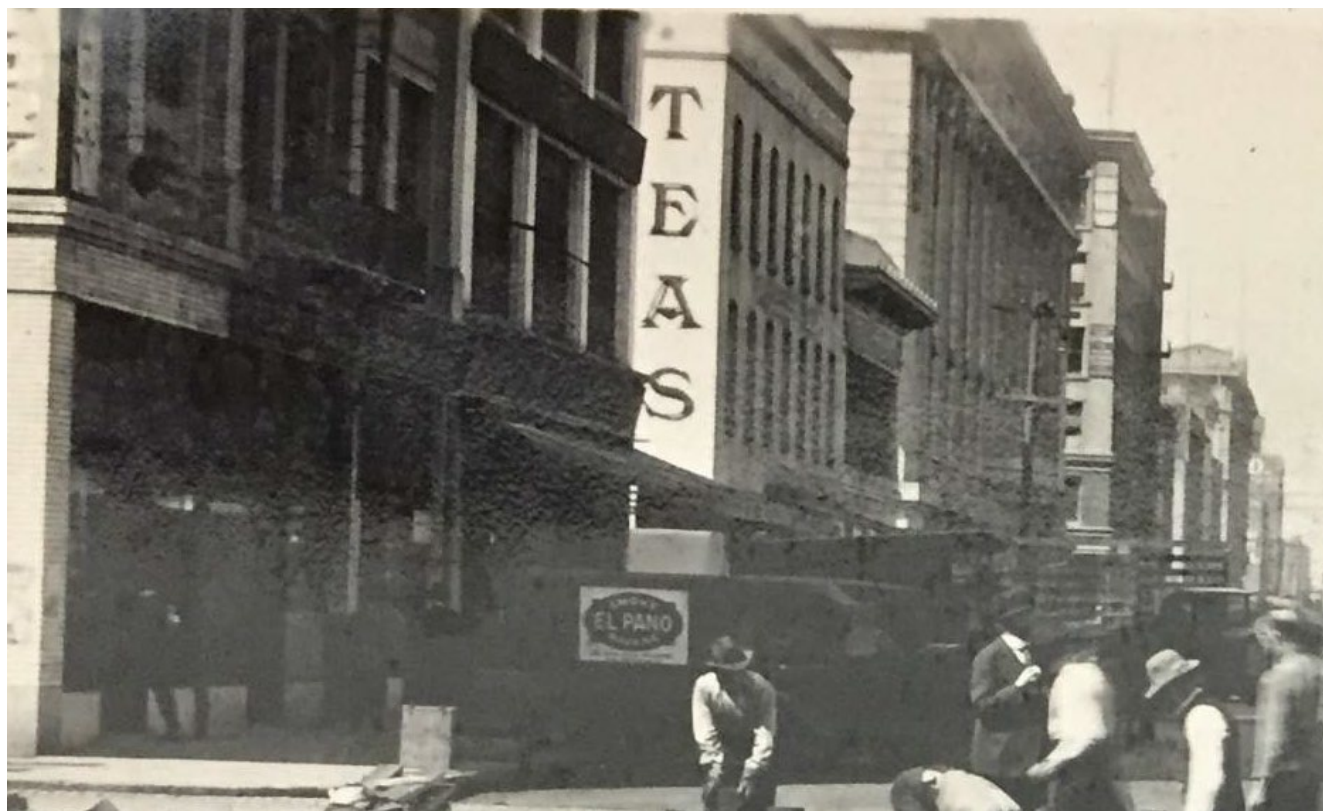
Upper level windows, south elevation, 2017. Source: Page & Turnbull, Inc. (2017) report



Close-up showing variations in brick and mortar, 2017. Source: Page & Turnbull, Inc. (2017) report



Close up of patched bricks at cornice, 2017. Source: Page & Turnbull, Inc. (2017) report



Battery Street, looking north, 1918. Subject property with TEAS painted on corner of Merchant Street elevation. Source: San Francisco Public Works, *Photograph Collection*, Album 23, Image 5605, accessed from Western Neighborhoods Project, <http://opensfhistory.org/Display/wnp36.01933.jpg>.



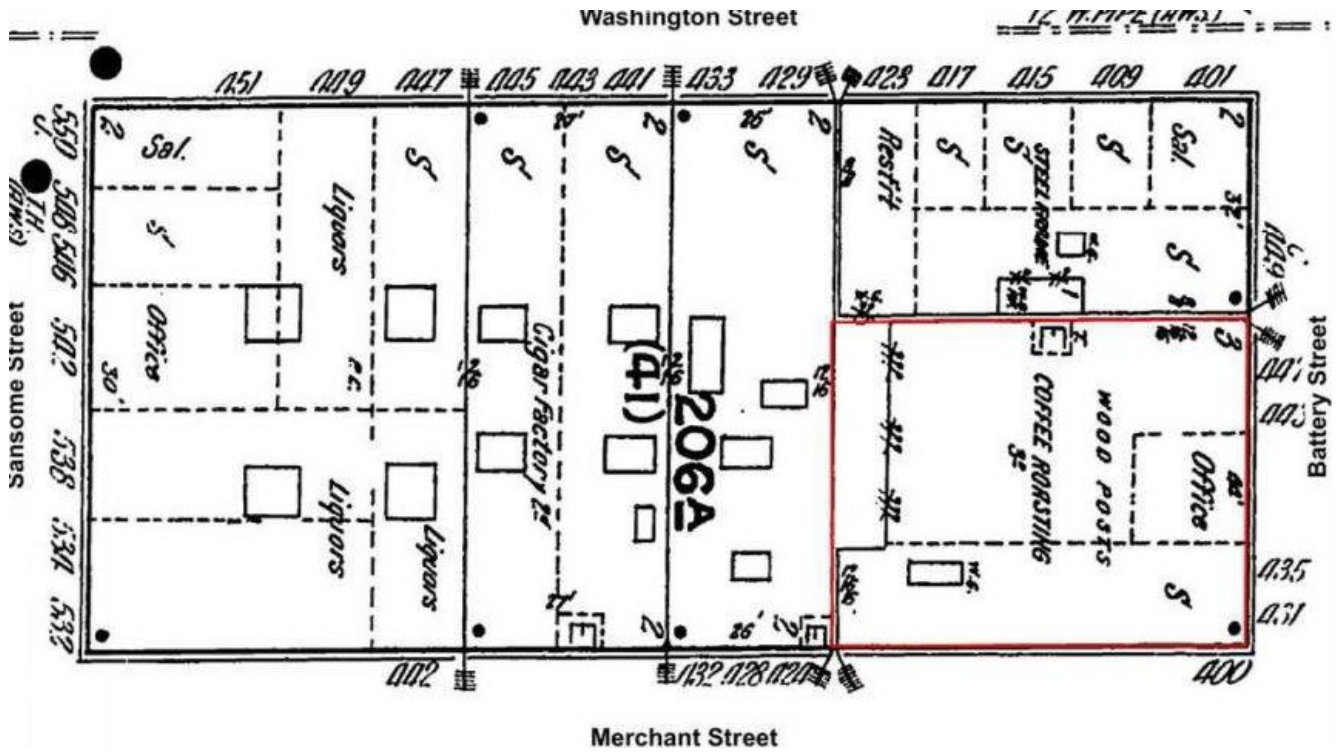
View of primary façade at Battery Street, July 1957. Source: San Francisco Office of Assessor, Record Photographs, San Francisco Public Library



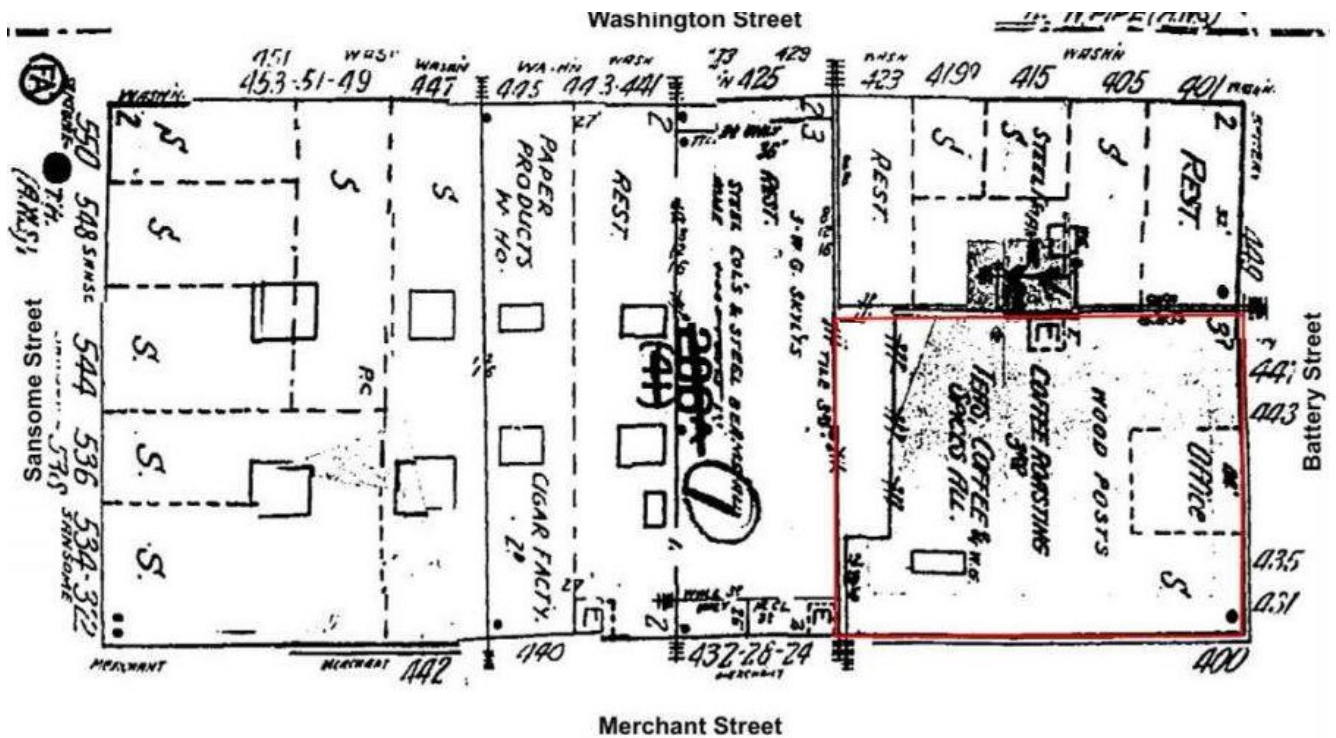
View at Battery & Washington Streets, March 1956. Source: City Police Records Negatives. San Francisco Public Library Photo Desk. From Page & Turnbull, Inc. (2017) report.



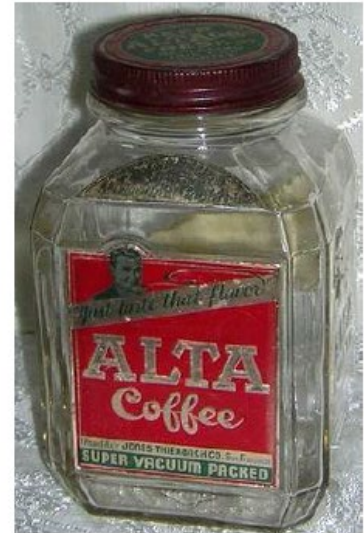
View of corner at Washington Street, July 1957. Source: City Assessor's Negatives. San Francisco Public Library Photo Desk. From Page & Turnbull, Inc. (2017) report.



Annotated Sanborn Fire Insurance Map, 1913. Source: Page & Turnbull, Inc. (2017) report



Annotated Sanborn Fire Insurance Map, 1950. Source: Page & Turnbull, Inc. (2017) report



Top left and bottom: Jones-Thierbach Showroom Interior and Advertising Letterhead (1917). Top right: Typical vacuum-packed Alta coffee grounds jar (1920). Source: UC Davis, Special Collections (photographs), Ebay (letterhead and jar). From Page & Turnbull, Inc. (2017) report.

street address 447 Battery 206 2 1
 block number lot number summary

building type/use/number of floors C.B. landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 2 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

ARCHITECTURAL DESIGN EVALUATION

Facade proportions -2 -1 0 1 2 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5

Unique visual feature of interest 0 1 2 3 4 5

Example of a rare or unusual style or design 0 1 2 3 4 5

Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION

CORNICE, PARAPET, APPENDAGE

Importance of cornice to building design -1 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 1 2 3 4 5

Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

San Francisco 11-30-76 date

Field Notes

Review Notes

Junior League Listing
 text index file
 Northern California Guide
 Other Listing _____

photo 279-8 F1



Department of City Planning (DCP), San Francisco Architectural Quality Survey, 447 Battery Street, 400-410 Merchant Street (Block 206/Lot 2), 1976.

Appendix
The Row Kaufman Companies
529 Commercial
Waterfront-Telegraph Hill

HISTORIC BUILDING DATA SHEET
Junior League of San Francisco, Inc. AREA #3
Section

1. Street and Number *BATTERY 431-447* Block *206* Lot *2* Zoning *C-3* Year Built *1907*

2. Present Owner and/or Occupant
Outland Edvard Kjaergeran Present Use

3. Interim Owner (s) Interim Use (s)

4. Original Owner Original Use

5. Architect Builder

6. Architecture:
A. Construction Material
B. Number Stories *3*
C. Style of Architecture
D. Physical Condition
Excellent Fair
Good Poor
E. Exterior Deterioration of Original Design
None or Little
Moderate Amount
Considerable

F. Notable Features (Continue, Second Sheet)

G. Architectural Significance
as example of its style
Exceptional Fair
Excellent Poor
Good

H. Future
Secure Desperate
Holding Unknown
Threatened

7. Neighborhood Information:
A. Compatibility With Neighborhood
Structure Yes No
Use Yes No
B. Importance to Neighborhood
Great
Moderate
Minor

C. Architecturally Strong Neighborhood
Entire Block
Both Sides of Street
Row of Houses
Number in Row
Comments:

8. Historical Information:
A. Significance
National or State Community

B. Facts (Continue, Attach Second Sheet)
*According to records, building was
shyke - but plate glass added
on front*

9. Open to Public/Hours

10. Special Research Sources
Name/Item
Where


11. Screening (Date)
Community Consultants: Accept
Comments Reject

12. Cross Street Reference

13. Number of Photos Attached *1*

14. Surveyor Signature

Revised 2/25/64
10/20/64 - 8th Printing



Junior League Property Survey Form for 431-447 Battery Street. Recorded by Mary Franck. 1968.
Page 2. San Francisco Public Library History Room Archives.