



LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1196

HEARING DATE: AUGUST 4, 2021

Record No.: 2021-002874DES
Project Address: 447 Battery Street (aka Jones-Thierbach Coffee Company Building)
Zoning: C-3-O (Downtown-Office)
200-S Height and Bulk District
Block/Lot: 0206/002
Project Sponsor: Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owner: Montgomery Realty Group, Inc.
447 Battery Street, Suite 300
San Francisco, CA 94111
Staff Contact: Pilar LaValley 628-652-7372
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RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION OF 447 BATTERY STREET (AKA JONES-THIERBACH COFFEE COMPANY BUILDING), ASSESSOR'S PARCEL BLOCK NO. 0206, LOT NO. 002, AS LANDMARK NO. XXX CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

1. WHEREAS, on November 10, 2020, Supervisor Peskin introduced a proposed Resolution under Board of Supervisors (hereinafter "Board") File No. 201298 to initiate the Landmark designation process for 447 Battery Street (aka Jones-Thierbach Coffee Company Building), Assessor's Parcel Block No. 0206, Lot No. 002; and
2. WHEREAS, on January 4, 2021, the Board of Supervisors at its Land Use and Transportation Committee meeting recommended unanimously to recommend to the full Board approval of the Resolution to initiate Landmark Designation (Board File No. 201298); and
3. WHEREAS, on January 12, 2021, the Board voted unanimously to adopt the Resolution to initiate Landmark Designation, and on January 22, 2021 with the Mayor's signature, Resolution No. 009-21 became effective (Board File No. 201298); and
4. WHEREAS, Department Staff, who meet the Secretary of Interior's Professional Qualification Standards,

prepared the Landmark Designation Fact Sheet for 447 Battery Street, which was reviewed for accuracy and conformance with the purposes and standards of Article 10; and

5. WHEREAS, the Historic Preservation Commission, at its regular meeting of August 4, 2021, reviewed Department staff's analysis of 447 Battery Street's historical significance pursuant to Article 10 as part of the Landmark Designation Executive Summary dated July 28, 2021, and recommended Landmark designation with modifications through this Resolution; and
6. WHEREAS, the Historic Preservation Commission finds that the nomination of 447 Battery Street as a Landmark is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
7. WHEREAS, the Historic Preservation Commission finds that 447 Battery Street is eligible for local designation for its association with the San Francisco coffee industry, an important commercial sector in San Francisco during the second half of the nineteenth century and the first decades of the twentieth century, and with reconstruction of downtown San Francisco following the 1906 earthquake and fires; and
8. WHEREAS, the Historic Preservation Commission finds that designation of 447 Battery Street for its architectural significance as a surviving example of the brick store-and-warehouse type is not appropriate as it does not appear to be a particularly representative or historically significant example of this building type nor does it appear to retain sufficient physical integrity to convey this significance; and
9. WHEREAS, the Historic Preservation Commission finds that 447 Battery Street meets the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
10. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features considered for preservation under the proposed landmark designation as they relate to 447 Battery Street's historical significance, as identified in the Landmark Designation Fact Sheet and draft Ordinance, should be amended to remove the building's three-story height and rectangular footprint as a character-defining feature; and
11. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience, and welfare pursuant to Planning Code, Section 302; and
12. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and,

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation of 447 Battery Street (aka Jones-Thierbach Coffee Company Building), Assessor's Parcel Block No. 0206, Lot No. 002, consistent with the purposes and standards of Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on August 4, 2021.



Jonas P. Ionin
Commission Secretary

AYES: Black, Foley, Johns, So, Matsuda

NOES: Nageswaran

RECUSED: Wright

ADOPTED: August 4, 2021