

(Landmarks)

DESIGNATING THE HOBART BUILDING AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

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

Section 1. The Board of Supervisors hereby finds that The Hobart Building located at 582-592 Market Street, being Lot 6 in Assessor's Block 291, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of, and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, The Hobart Building is hereby designated as a Landmark, this designation having been duly approved by Resolution No. 9561 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 90-83-2

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

APPROVED AS TO FORM:

George Agnost
CITY ATTORNEY

BY George J. Agnost
Deputy City Attorney

RECOMMENDED:

CITY PLANNING COMMISSION

BY Dean L. Macris
for Dean L. Macris
Director of Planning

1983 JUN -3 15:14

Passed for Second Reading
Board of Supervisors, San Francisco

MAY 23 1983

Ayes: Supervisors Britt, ~~_____~~ Kennedy,
~~_____~~ Maher, Molinari, Nelder, Renne, Silver,
Walker, Ward.

Absent: Supervisors HONGISTO KOPP

John L. Taylor

90-83-2
File No.

JUN 9 1983
Approved

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

MAY 31 1983

Ayes: Supervisors ~~_____~~, Hongisto, Kennedy,
Kopp, Maher, Molinari, Nelder, Renne, ~~_____~~,
Walker, ~~_____~~

Absent: Supervisors BRITT SILVER
WARD

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

John L. Taylor

Clerk

Clerk

Walter L. ...
Mayor

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 9561

WHEREAS, A proposal to designate the Hobart Building at 582-592 Market Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on August 4, 1982, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on October 21, 1982 and November 18, 1982, to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

THEREFORE BE IT RESOLVED, First, the proposal to designate the aforementioned structure, the Hobart Building at 582-592 Market Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 6 in Assessor's Block 291;

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution #251 as adopted on August 4, 1982 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 82.391L;

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

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of November 18, 1982.

Lee Woods, Jr.
Secretary

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

NOES: None.

ABSENT: None.

PASSED: November 18, 1982.

BUILDING NAME: The Hobart Building	OWNER: Niantic Corporation
BUILDING ADDRESS: 582-592 Market Street	BLOCK & LOT: 291/6 ZONING: C-3-0
ORIGINAL USE: Office Building	NO. OF STORIES: 20 LPAB VOTE: 8-0
CURRENT USE: Office Building	EXTERIOR MATERIALS: Terra cotta

STATEMENT OF SIGNIFICANCE:

(Describe special CHARACTER, or special HISTORICAL, ARCHITECTURAL or AESTHETIC interest or value.)
 "From just about any point of view, one of the most successful tall buildings ever built in San Francisco. Located on a mid-block site, it manages to relate both to the diagonal of Market Street in the position of the tower and to the north of Market grid in the shape of its base. Its glass commercial base was designed to play the mundane role that should be retained by any street level space in a commercial area. Its rusticated shaft gives the building an urban character that links it to an anonymous but pleasing texture to its neighbors. And the tower gives it a particular romantic quality that distinguishes it from anything else in San Francisco, or from any other American skyscraper. The tower is the building's finest feature in its distinctive oval-with-flat-sides shape, dense terra cotta ornamental detail, corbeled cornice, and two-leveled tiled hip roof. Its expression
 (may be continued on back)

EVALUATION CRITERIA

A. ARCHITECTURE

1. Style: High rise with Renaissance/Baroque detailing
2. Construction Type: Early steel frame
3. Construction Date: 1914
4. Design Quality: (LPAB ONLY) Excellent
5. Architect: Willis Polk
6. Interior Quality: (LPAB ONLY) Excellent

B. HISTORY

(as building is significantly associated with specific)

7. Persons: Willis Polk, an important San Francisco architect (Hallidie Building, 130-150 Sutter, 1917; Kohl Building, Percy and Polk, 400 Montgomery, 1901 & 1907; Mills Building additions, 220 Montgomery, 1908, 1914 and 1918).

The structure was built for the Hobart Estate Company, manager for the estate of Walter Scott Hobart. W. S. Hobart was a partner in the Utica Mining company of Angel's Camp, Calaveras County. This mine was started in 1849, reactivated in the 1880's and closed in 1916 after producing \$19 million in ore.

8. Events: -

9. Patterns of History:

(cultural, social, political, military, economic or industrial) The structure was the first office building project in San Francisco to employ modern construction techniques in terms of a planned, scheduled building program.

C. ENVIRONMENT

(relation to surroundings, specifically in terms of:)

10. Continuity: Of particular importance in establishing the dominant character of the post fire buildings along Market Street, reflecting its importance as a business center.

11. Setting: By its original design, the structure responded to its midblock setting on Market Street (compromised by the demolition of neighboring Union Trust and replacement with a Wells Fargo Banking hall). The structure replaced an earlier Hobart Building (designed in a polychromatic High Victorian Gothic style) on the site. Walter S. Hobart reputedly originally purchased this site because of its axis on Second Street. Second Street at the time was one of the major streets of the city leading to the fashionable Rincon Hill residential district.

The Finance Building (575-580 Market Street, Willis Polk, 1923) replicates the style and detailing of the Hobart.

12. Importance as a Visual Landmark: With its unusual tower, it may be taken as a symbol for the city or region. The tower is particularly prominent when viewed from Second Street, the axis which Polk responded to in designing the building.

D. INTEGRITY

(cite alterations and physical condition) Virtually intact with street level alterations.

RATINGS

DCP: 5

HERE TODAY: featured, p. 84

SPLENDID SURV.: A, p. 81

NAT'L REGISTER: Probably eligible

Attach photograph here

NAT'L LANDMARK: No

STATE LANDMARK: No

BIBLIOGRAPHY:

(list sources on back)

PREPARED BY: Jonathan H. Malone

ADDRESS: 450 McAllister Street
 San Francisco, CA 94102

PHONE: 558-2816

DATE: June 29, 1982

STATEMENT OF SIGNIFICANCE cont'd

of the soaring quality of the tower is certainly less literal than that of New York's Woolworth Building (1913), which was considered the last word on the subject at the time, but it is just as successful in another way. The tower long stood out on the skyline of the city and, although now dwarfed in height, is still a conspicuous landmark in its neighborhood and from Second Street, the location from which it was designed to be viewed.

In composition, the building is a three-part vertical design with highly inventive use of Renaissance/Baroque ornamentation. In construction, the building is steel frame with reinforced concrete floors, walls and roof. Its construction was accomplished in the remarkable time of eleven months, a record which, according to the Pacific Coast Architect, 'occasions much comment and criticism, it being alleged that it was constructed in a reckless manner, one critic expressing the opinion that no greater crime against the public had ever been committed'. In the end however the building was constructed on time and under budget and served as a practical demonstration of the value of a preconceived scheme of construction." 1.

1. Splendid Survivors, p. 81

BIBLIOGRAPHY:

Pacific Coast Architect, Nov. 1914

JHM:vr

