



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 952 HEARING DATE APRIL 18, 2018

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*Case No.* 2017-004023DES  
*Project:* 228-248 Townsend Street (aka New Pullman Hotel)  
*Re:* Recommendation to Board of Supervisors  
*Staff Contact:* Desiree Smith (415) 575-9093  
[desiree.smith@sfgov.org](mailto:desiree.smith@sfgov.org)  
*Reviewed By:* Tim Frye – (415) 575-6822  
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### RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 228-248 TOWNSEND STREET (AKA NEW PULLMAN HOTEL), ASSESSOR'S PARCEL BLOCK NO. 3787, LOT NO. 018, AS LANDMARK NO. XXX

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added 228-248 Townsend Street (aka New Pullman Hotel), Assessor's Block 3787, Lot 018, to the Landmark Designation Work Program; and
2. WHEREAS, Department staff, Desiree Smith, who meets the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 228-248 Townsend Street which was reviewed by Department staff Tim Frye, who meets the Secretary of Interior's Professional Qualification Standards, for accuracy and conformance with the purposes and standards of Article 10; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of March 21, 2018 reviewed Department staff's analysis of 228-248 Townsend Street's historical significance per Article 10 as part of the Landmark Designation Case Report dated March 21, 2018 and initiated landmark designation process through Resolution 944; and
4. WHEREAS, the Historic Preservation Commission finds that the 228-248 Townsend Street nomination is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
5. WHEREAS, the Historic Preservation Commission finds that 228-248 Townsend Street is eligible for local designation as it is the only known remaining building in San Francisco associated with Pullman porters – African American railroad workers who established the first all-Black union in the country, contributed to the development of an African American middle class, and laid important foundations for the Civil Rights Movement and it is a rare and representative

example of the residential hotels constructed in the South of Market following the 1906 earthquake and fire; and

6. WHEREAS, the Historic Preservation Commission finds that 228-248 Townsend Street meets two of the Historic Preservation Commission's four priorities for designation which are the designation of underrepresented property types and the designation of properties with strong cultural or ethnic associations; and
7. WHEREAS, the Historic Preservation Commission finds that 228-248 Townsend Street meets the eligibility requirements per Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
8. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of exterior character-defining features, as identified in the Landmark Designation Report, should be considered for preservation under the proposed landmark designation as they relate to the building's historical significance and retain historical integrity; and
9. Whereas, Article 10 Landmark designation fulfills objectives and policies of the Central SoMa Plan to protect and promote resources in the built environment that best represent the architectural, historical, and cultural contributions of the people of Central SoMa, today and of generations past, and
10. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code sections 101.1 and 302; and furthers Priority Policy 7, which states that historic buildings be preserved; and
11. 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 228-248 Townsend Street (aka New Pullman Hotel), Assessor's Block 3787, Lot 018 pursuant to Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on April 18, 2018.



Jonas P. Ionin  
Commission Secretary

AYES: Black, Hyland, Johnck, Johns, Pearlman, Matsuda, Wolfram

NAYS: None

ABSENT: None

ADOPTED: April 18, 2018