

File No. 180725 Committee Item No. 5  
 Board Item No. 29

**COMMITTEE/BOARD OF SUPERVISORS**  
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 1, 2018

Board of Supervisors Meeting

Date October 16, 2018

Cmte Board

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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PLN Case Rpt 041818</u>     |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>HPC Reso No. 956 041818</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Property Summaries</u>      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice 092418</u>   |
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Completed by: Erica Major Date September 27, 2018  
 Completed by: Erica Major Date October 16, 2018

1 [Planning Code - Designation of Various Properties as Significant and Contributory in the C-3  
2 District Based on Architectural, Historic and Aesthetic Value]

3 Ordinance amending the Planning Code to change the designation of these  
4 properties located in the C-3 (Downtown Commercial) District from no rating to  
5 Category 1 (Significant) pursuant to Article 11 of the Planning Code, based on  
6 architectural, historic, and aesthetic value: 360-4th Street (aka Southern Police  
7 Station), 539 Bryant Street (aka Shreve and Company Factory), 340-350 Townsend  
8 Street (aka Paul Wood Warehouse), 601-4th Street (aka Heubline Wine Distribution  
9 Warehouse), and 500-504-4th Street (aka Hotel Utah); to change the designation of  
10 these properties located in the C-3 District from no rating to Category III  
11 (Contributory) pursuant to Article 11 of the Planning Code, based on architectural,  
12 historic and aesthetic value: 104-106 South Park Street (aka Omiya Hotel/Gran Oriente  
13 Filipino), 117-125-6th Street (aka The Rose Hotel), 135-6th Street/495 Minna Street  
14 (aka Sunnyside Hotel), 139-149-6th Street (aka Mint Hotel), 157-161-6th Street (aka  
15 Sunset Hotel), 169-183-6th Street (aka Adler Hotel), 194-198-5th Street (aka Hotel  
16 George), 224 Townsend Street (aka Worthington Company Warehouse), 228  
17 Townsend Street (aka Pullman Hotel), 355 Brannan Street, 361-365 Brannan Street,  
18 457 Bryant Street (aka Pile Driver, Bridge and Structural Iron Workers Union #77), 461  
19 Bryant Street, 480-5th Street, 566-586-3rd Street (aka Central Hotel), 508-514-4th  
20 Street (Murschen & Hoelscher Building), 844 Folsom Street (aka Victor Equipment  
21 Company), 850 Folsom Street (aka Victor Equipment Company), 854 Folsom Street,  
22 and 95 Jack London (aka Gran Oriente Filipino Masonic Temple); to change the  
23 designation of this property located in the C-3 District from Category V (Unrated) to  
24 Category III (Contributory) pursuant to Article 11 of the Planning Code, based on  
25 architectural, historic, and aesthetic value: 47-55-6th Street (Hillside Hotel); affirming

1 the Planning Department's determination under the California Environmental Quality  
2 Act; and making public necessity, convenience, and welfare findings under Planning  
3 Code, Section 302, and findings of consistency with the General Plan, and the eight  
4 priority policies of Planning Code, Section 101.1.

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

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

13 Section 1. Findings.

14 (a) Environmental Findings. The Planning Department has determined that the  
15 proposed Planning Code amendment is subject to a Categorical Exemption from the  
16 California Environmental Quality Act (California Public Resources Code Sections 21000 et  
17 seq., "CEQA") pursuant to Section 15308 of the Guidelines for Implementation of the statute  
18 for actions by regulatory agencies for protection of the environment (in this case, landmark  
19 designation). Said determination is on file with the Clerk of the Board of Supervisors in File  
20 No. 180725 and is incorporated herein by reference. The Board of Supervisors affirms this  
21 determination.

22 (b) On April 18, 2018, the Historic Preservation Commission, in Resolution No. 956,  
23 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
24 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
25 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
the Board of Supervisors in File No. 180725, and is incorporated herein by reference.

1 (c) At that same public hearing, the Historic Preservation Commission, in Resolution  
2 No. 956, recommended that the Board of Supervisors approve the changes in Planning Code  
3 Article 11 designation as set forth herein. A copy of said Resolution is on file with the Clerk of  
4 the Board of Supervisors in File No. 180725 and is incorporated herein by reference.

5 (d) Pursuant to Planning Code, Section 302, the Board finds that the proposed  
6 amendments to the Planning Code Article 11 designations will serve the public necessity,  
7 convenience, and welfare for the reasons set forth in Historic Preservation Commission  
8 Resolution No. 956, which reasons are incorporated herein by reference as though fully set  
9 forth.

10 Section 2. Designation of Category I (Significant) Buildings.

11 (a) The Board of Supervisors hereby finds that the following properties are over 40  
12 years old, have been judged to be Buildings of Individual Importance, and have been rated  
13 either Excellent in Architectural Design or Very Good in both Architectural Design and  
14 Relationship to the Environment. For these reasons, the Board finds that designating the  
15 following properties located in the C-3 District as Category I (Significant) pursuant to Article 11  
16 of the Planning Code, based on architectural, historic and aesthetic value will further the  
17 purposes of and conform to the standards set forth in Article 11 of the Planning Code.

18 (b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following properties  
19 are hereby changed from no rating to Category I (Significant), as follows:

20

Address	Assessor's Block No.	Assessor's Lot No.	Name of Building	Existing Article 11 Category
360 4th Street	3752	010	Southern Police Station	None
539 Bryant Street	3776	041	Shreve and Company Factory	None

1	360 4th Street	3752	010	Southern Police Station	None
2	539 Bryant	3776	041	Shreve and Company	None
3	Street			Factory	
4	500-504 4th	3777	001	Hotel Utah	None
5	Street				
6	340-350	3786	015	Paul Wood Warehouse	None
7	Townsend				
8	Street				
9	601 4th Street	3787	052	Heubline Wine	None
10				Distribution Warehouse	

11 (c) Appendix A of Article 11 of the Planning Code is hereby amended to include these  
12 properties.

13 (d) By virtue of their Category I (Significant) designation, these properties shall be  
14 subject to further controls and procedures pursuant to the Planning Code, including but not  
15 limited to Article 11.

16 Section 3. Designation of Category III (Contributory) Buildings.

17 (a) The Board of Supervisors hereby finds that the following properties are located  
18 outside a designated Conservation District, are over 40 years old, have been judged to be  
19 Buildings of Individual Importance and have been rated either Very Good in Architectural  
20 Design or Excellent or Very Good in Relationship to the Environment. For these reasons, the  
21 Board finds that designating the following properties located in the C-3 District as Category III  
22 (Contributory) pursuant to Article 11 of the Planning Code, based on architectural, historic and  
23 aesthetic value will further the purposes of and conform to the standards set forth in Article 11  
24 of the Planning Code.

(b) Pursuant to Sections 1102 and 1106 of the Planning Code, the following properties are hereby changed from Category V (Unrated) or no rating to Category III (Contributory), as follows:

Address	Assessor's Block No.	Assessor's Lot No.	Name of Building	Existing Article 11 Category
47-55 6th St.	3704	050	Hillside Hotel	V-Unrated
194-198 5th St.	3725	007	Hotel George	None
169-183 6th St.	3725	026	Alder Hotel	None
157-161 6th St.	3725	061	Sunset Hotel	None
139-149 6th St.	3725	063	Mint Hotel	None
135 6th St./495 Minna St.	3725	064	Sunnyside Hotel	None
117-125 6th St.	3725	079	The Rose Hotel	None
844 Folsom St.	3704	019	Victor Equipment Company	None
850 Folsom St.	3704	020	Victor Equipment Company	None
480 5th St.	3760	012		None
95 Jack London	3775	039	Gran Oriente Filipino Masonic Temple	None
104-106 South Park St.	3775	058	Omiya Hotel/ Gran Oriente Filipino	None
461 Bryant St.	3775	084		None

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457 Bryant St.	3775	085	Pile Driver, Bridge and Structural Iron Workers Union #77	None
566-586 3rd St.	3776	008	Central Hotel	None
508-514 4th St.	3777	002	Murschen & Hoelscher Building	None
224 Townsend St.	3787	013	Worthington Company Warehouse	None
228 Townsend St.	3787	018	Pullman Hotel	None
361-365 Brannan St.	3788	024		None
854 Folsom St.	3733	020A		None
355 Brannan St.	3788	024A		None


(c) Appendix C of Article 11 of the Planning Code is hereby amended to include these properties.

(d) By virtue of their Category III (Contributory) designation, these properties shall be subject to further controls and procedures pursuant to the Planning Code, including but not limited to Article 11.

1 Section 4. Effective Date. This ordinance shall become effective 30 days after  
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
4 of Supervisors overrides the Mayor's veto of the ordinance.

5  
6 APPROVED AS TO FORM:  
7 DENNIS J. HERRERA, City Attorney

8 By:

  
9 VICTORIA WONG  
Deputy City Attorney

10 n:\egana\as2018\1800206\04267740.docx



LEGISLATIVE DIGEST

[Planning Code – Designation of Various Properties as Significant and Contributory in the C-3 District Based on Architectural, Historic and Aesthetic Value]

Ordinance amending the Planning Code to change the designation of these properties located in the C-3 (Downtown Commercial) District from no rating to Category 1 (Significant) pursuant to Article 11 of the Planning Code, based on architectural, historic and aesthetic value: 360-4th Street (aka Southern Police Station), 539 Bryant Street (aka Shreve and Company Factory), 340-350 Townsend Street (aka Paul Wood Warehouse), 601-4th Street (aka Heubline Wine Distribution Warehouse), and 500-504-4th Street (aka Hotel Utah); to change the designation of these properties located in the C-3 District from no rating to Category III (Contributory) pursuant to Article 11 of the Planning Code, based on architectural, historic and aesthetic value: 104-106 South Park Street (aka Omiya Hotel/Gran Oriente Filipino), 117-125-6th Street (aka The Rose Hotel), 135-6th Street/495 Minna Street (aka Sunnyside Hotel), 139-149-6th Street (aka Mint Hotel), 157-161-6th Street (aka Sunset Hotel), 169-183-6th Street (aka Adler Hotel), 194-198-5th Street (aka Hotel George), 224 Townsend Street (aka Worthington Company Warehouse), 228 Townsend Street (aka Pullman Hotel), 355 Brannan Street, 361-365 Brannan Street, 457 Bryant Street (aka Pile Driver, Bridge and Structural Iron Workers Union #77), 461 Bryant Street, 480-5th Street, 566-586-3rd Street (aka Central Hotel), 508-514-4th Street (Murschen & Hoelscher Building), 844 Folsom Street (aka Victor Equipment Company), 850 Folsom Street (aka Victor Equipment Company), 854 Folsom Street, and 95 Jack London (aka Gran Oriente Filipino Masonic Temple); to change the designation of this property located in the C-3 District from Category V (Unrated) to Category III (Contributory) pursuant to Article 11 of the Planning Code, based on architectural, historic and aesthetic value: 47-55-6th Street (Hillside Hotel); 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.

Existing Law

Under Article 11, Section 1106(d) of the Planning Code, the Board of Supervisors may, by ordinance, approve, modify and approve, or disapprove designation of a building as significant or contributory or a change of a building's designation. . Once a structure has been designated, any construction, alteration, removal or demolition for which a City permit is required necessitates a Permit to Alter from the Historic Preservation Commission ("HPC"). (Planning Code Section 1111; Charter of the City and County of San Francisco, Section 4.135.) Thus, designation pursuant to Article 11 affords a high degree of protection to historic and architectural structures of merit in the City.

Amendments to Current Law

This ordinance amends the Planning Code to change the designations of the following properties from no rating to Category I (Significant): 360 4<sup>th</sup> Street (aka Southern Police Station), Assessor's Block No. 3752, Lot No. 010,; 539 Bryant Street (aka Shreve and Company Factory), Assessor's Block No. 3776, Lot No. 041; 500-504 4<sup>th</sup> Street (aka Hotel Utah), Assessor's Block No. 3777, Lot No. 001; 340-350 Townsend Street (aka Paul Wood Warehouse, Assessor's Block No. 3786, Lot 015; and 601 4<sup>th</sup> Street (aka Heubline Wine Distribution Warehouse), Assessor's Block No. 3787, Lot 052.

The ordinance finds that each building meets the criteria for designation as Significant pursuant to Section 1102(a): each building is over 40 years old, each has been judged to be a Building of Individual Importance, and each has been rated either Excellent in Architectural Design or Very Good in both Architectural Design and Relationship to the Environment. For these reasons, the Board finds that designating the following properties as Category I (Significant) buildings will further the purposes of and conform to the standards set forth in Article 11 of the San Francisco Planning Code.

This ordinance also amends the Planning Code to change the designation of the following properties from no rating or Category V (Unrated) to Category III (Contributory): 104-106 South Park Street (aka Omiya Hotel/Gran Oriente Filipino), Assessor's Block No. 3775, Lot No. 058; 117-125 6<sup>th</sup> Street (aka The Rose Hotel), Assessor's Block No. 3725, Lot No. 079; 135 6<sup>th</sup> Street/495 Minna Street, (aka Sunnyside Hotel), Assessor's Block No. 3725, Lot No. 064; 139-149 6th Street (aka Mint Hotel), Assessor's Block No. 3725, Lot No. 063; 157-161 6th Street (aka Sunset Hotel), Assessor's Block No. 3725, Lot No. 061; 169-183 6th Street (aka Adler Hotel), Assessor's Block No. 3725, Lot No. 026 ; 194-198 5th Street (aka Hotel George), Assessor's Block No. 3725, Lot No. 007; 224 Townsend Street (aka Worthington Company Warehouse), Assessor's Block No. 3787, Lot No. 013; 355 Brannan Street, Assessor's Block No. 3788, Lot No. 024A; 361-365 Brannan Street, Assessor's Block No. 3788, Lot No. 024; 457 Bryant Street (aka Pile Driver, Bridge and Structural Iron Workers Union #77), Assessor's Block No. 3775, Lot No.085; 461 Bryant Street, Assessor's Block No. 3775, Lot No. 084; 508-514 4<sup>th</sup> Street (aka Murschen & Hoelscher Building), Assessor's Block No. 3777, Lot No. 002; 566-586 3<sup>rd</sup> Street (aka Central Hotel), Assessor's Block No. 3776, Lot No. 008; 844 Folsom Street (aka Victor Equipment Company), Assessor's Block No. 3704, Lot No. 019; 850 Folsom Street (aka Victor Equipment Company), Assessor's Block No. 3704, Lot No. 020; 854 Folsom Street, Assessor's Block No. 3733, Lot No. 020A; 95 Jack London (aka Gran Oriente Filipino Masonic Temple), Assessor's Block No. 3775, Lot No. 039; and 47-55 6th St., Assessor's Block No. 3704, Lot No. 050 (Hillside Hotel).

The ordinance finds that these properties meet the criteria for a change of designation per Section 1102(c): each is located outside a designated Conservation District, each is over 40 years old, each has been judged to be either a Building of Individual Importance and each has been rated either Very Good in Architectural Design or Excellent or Very Good in Relationship to the Environment. For these reasons, the Board finds that designating the

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following properties as Category III (Contributory) buildings will further the purposes of and conform to the standards set forth in Article 11 of the San Francisco Planning Code.

#### Background Information

The changes in designation were initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or change in designations and conservation district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate change in designation on April 18, 2018. On April 18, 2018, after holding a public hearing on the proposed designation and having considered the Change in Designation Case Report prepared by Planning Department staff Frances McMillen, the HPC voted to recommend approval of the change in designations to the Board of Supervisors.



# SAN FRANCISCO PLANNING DEPARTMENT

## Article 11 Initiation Case Report

### Change in Article 11 Designation

HEARING DATE: APRIL 18, 2018

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Case No.* 2018-003615DES  
*Project:* Central SoMa Plan  
*Re:* Initiation of Change in Article 11 Designation  
*Block/Lot:* Assessor's Block 3704, Lots 019, 020, 050; Assessor's Block 3725, Lots 007, 026, 061, 063, 064, 079; Assessor's Block 3733, Lot 020A; Assessor's Block 3752, Lot 010; Assessor's Block 3760, Lot 012; Assessor's Block 3775, Lots 039, 058, 084, 085; Assessor's Block 3776, Lots 008, 041; Assessor's Block 3777, Lots 001, 002; Assessor's Block 3786, Lot 015; Assessor's Block 3787, Lots 013, 018, 052; Assessor's Block 3788, Lots 024, 024A  
*Staff Contact:* Frances McMillen (415) 575-9076  
[frances.mcmillen@sfgov.org](mailto:frances.mcmillen@sfgov.org)  
*Reviewed By:* Tim Frye - (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

### PROJECT DESCRIPTION

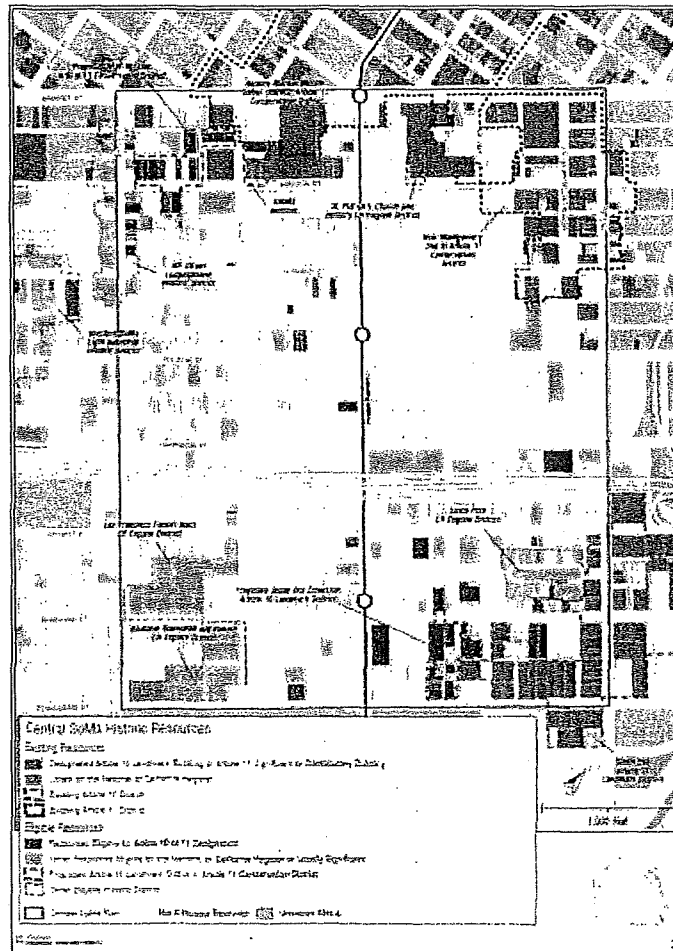
The case before the Historic Preservation Commission is initiation and recommendation to the San Francisco Board of Supervisors the change in designation of twenty-six properties as part of the Central SoMa Plan Area Plan. They include five (5) properties changing in designation from no rating to Category I (Significant); a change in designation for twenty (20) properties from no rating to Category III (Contributory); and a change in designation for one (1) property from unrated (Category V) to Category III (Contributory); pursuant to Section 1106 of the Planning Code.

### PROJECT BACKGROUND

The Central SoMa Historic Resources Survey (2013-2014) determined numerous properties as eligible for a change in Article 11 designation. The Planning Department (Department) conducted the survey in response to the Central SoMa Plan in order to provide information on the location and distribution of resources within the Central SoMa Plan Area for the purposes of long-range policy planning and for use in permit processing, environmental review, and making recommendations for official nominations to historic registers. In conjunction with the survey, the Department developed the Central SoMa Historic Context Statement (2015) in order to provide a framework for consistent, informed evaluations of the area's age-eligible properties that had not been previously surveyed or for which survey information was incomplete.

- The Central SoMa Plan Area is comprised of approximately 28 blocks bounded by Market Street to the north, Townsend Street to the south, Second Street to the east, and Sixth Street to the west.

- The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan area that had not been previously surveyed, or for which prior survey information was incomplete. Of these, 72 parcels were not documented, typically because the properties were vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.
- Based on the findings of the historic context statement and surveys, the Central SoMa Plan recommends policies that would recognize and protect historic resources. Such policies include protecting Significant and Contributory cultural heritage properties through designation to Article 11 of the Planning Code.
- The Historic Preservation Commission adopted the survey and historic context statement for the Central SoMa Plan on March 16, 2016.



Central SoMa Plan Historic Resources

## ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, Article 11 designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

## REQUIRED COMMISSION ACTIONS

The items before the Historic Preservation Commission are:

- 1) Consideration of initiation of designation of twenty-six (26) buildings as Category I (Significant) or Category III (Contributory).
- 2) Consideration of initiation of designation of the following properties as Significant (Category I):
  - a. 360 4<sup>th</sup> Street, (aka Southern Police Station), Assessor's Block No. 3704, Lot No. 010;
  - b. 539 Bryant Street, (aka Shreve and Company Factory), Assessor's Block No. 3776, Lot No. 041;
  - c. 340-350 Townsend Street, (aka Paul Wood Warehouse), Assessor's Block No. 3786, Lot 015;
  - d. 601 4<sup>th</sup> Street, (aka Heubline Wine Distribution Warehouse), Assessor's Block No. 3787, Lot 052;
  - e. 500-504 4<sup>th</sup> Street, (aka Hotel Utah), Assessor's Block No. 3777, Lot No. 001
- 3) Consideration of initiation of designation of the following properties as Contributory (Category III):
  - a) 104-106 South Park Street (aka Omiya Hotel/Gran Oriente Filipino), Assessor's Parcel Block No. 3775, Lot No. 058;
  - b) 117-125 6<sup>th</sup> Street (aka The Rose Hotel), Assessor's Parcel Block No. 3725, Lot No. 079;
  - c) 135 6<sup>th</sup> Street/495 Minna Street, (aka Sunnyside Hotel), Assessor's Parcel Block No. 3725, Lot No. 064;
  - d) 139-149 6<sup>th</sup> Street, (aka Mint Hotel) Assessor's Parcel Block No. 37025, Lot No. 064;
  - e) 157-161 6<sup>th</sup> Street (aka Sunset Hotel), Assessor's Parcel Block No. 3725, Lot No. 061;
  - f) 169-183 6<sup>th</sup> Street, (aka Adler Hotel), Assessor's Parcel Block No. 3725, Lot No. 026;
  - g) 194-198 5<sup>th</sup> Street, (aka Hotel George), Assessor's Parcel Block No. 3725, Lot No. 2007;
  - h) 224 Townsend Street, (aka Worthington Company Warehouse), Assessor's Parcel Block No. 3787, Lot No. 013;
  - i) 228 Townsend Street, (Pullman Hotel), Assessor's Parcel Block No. 3787, Lot No. 018;
  - j) 355 Brannan Street, Assessor's Parcel Block No. 3788, Lot No. 024A;
  - k) 361-365 Brannan Street, Assessor's Parcel Block No. 37088, Lot No. 024;
  - l) 457 Bryant Street, (aka Pile Driver, Bridge and Structural Iron Workers Union #77) Assessor's Parcel Block No. 3775, Lot No. 085;
  - m) 461 Bryant Street, Assessor's Parcel Block No. 3775, Lot No. 084;
  - n) 480 5<sup>th</sup> Street, Assessor's Parcel Block No. 3760, Lot No. 012;
  - o) 508-514 4<sup>th</sup> Street, (aka Murschen and Hoelscher Building), Assessor's Parcel Block No. 3777, Lot No. 002;
  - p) 566-586 3<sup>rd</sup> Street, (aka Central Hotel), Assessor's Parcel Block No. 3776, Lot No. 008;

- q) 844 Folsom Street, (aka Victor Equipment Company), Assessor's Parcel Block No. 3704, Lot No. 019;
  - r) 850 Folsom Street, (aka Victor Equipment Company), Assessor's Parcel Block No. 3704, Lot No. 020;
  - s) 854 Folsom Street, Assessor's Parcel Block No. 3733, Lot No. 020A;
  - t) 95 Jack London, (aka Gran Oriente Filipino Masonic Temple), Assessor's Parcel Block No. 3775, Lot No. 039
- 4) Consideration of initiation of change of designation of the following property from unrated (Category V) to Contributory (Category III):
- a. 47-55 6<sup>th</sup> Street, (aka Hillside Hotel), Assessor's Parcel Block No. 3704, Lot No. 050

On each of the items, the HPC may choose to take an action in the form of a resolution. The HPC may approve, modify, or disapprove the initiation of the proposed designation.

Alternatively, the Commission may request additional research and information from the Planning Department to justify any of these three actions, and may continue the discussion to a future hearing pending submittal of any additional information the Commission may require.

#### OTHER ACTIONS REQUIRED

If the Historic Preservation Commission (HPC) decides to initiate the change of designation of twenty-six (26) properties under Article 11 at the April 18, 2018 hearing, the HPC shall forward that recommendation to the Board of Supervisors. The Board of Supervisors will hold a public hearing on the designation and may approve, modify or disapprove the designation (Section 1106(d)). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal.

#### PREVIOUS ACTIONS

The Historic Preservation Commission adopted the Central SoMa survey and historic context statement for the Central SoMa Plan on March 16, 2016.

##### Central SoMa Historic Context Statement

The Central SoMa Historic Context Statement (2015) was developed as part of the Central SoMa Plan effort to provide a historical foundation and framework for consistent evaluations of the area's age-eligible properties. The context statement's study area extended beyond the boundaries of the Central SoMa Plan Area and documented the history of SoMa, including significant themes, design elements, architectural styles, and character-defining features. The study developed significance and integrity thresholds and included analysis of conservation, landmark and historic districts and their relationship to previously undocumented buildings.

##### Central SoMa Survey

The Central SoMa Historic Resource Survey (2013-2014) involved gathering baseline property information for all buildings located within the Central SoMa Plan Area that had not been addressed

by prior historic resources surveys, and those that had not been previously assigned California Historic Resource Status Codes (CHRSC). The Central SoMa Historic Survey examined a total of 134 parcels within the Central SoMa Plan Area. Of these, 72 parcels were not documented, typically because the properties were vacant or not age eligible. A total of 31 properties were determined eligible for the California Register.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 11 – Designation of Buildings

Planning Code Section 1106 authorizes the designation or change of designation of a building through amendment of Appendices A, B, C and D of Article 11. Such designation or change of designation of a building may be initiated by motion of the Board of Supervisors, by resolution of the Planning Commission or the Historic Preservation Commission [former Landmarks Preservation Advisory Board], by application of the owner of the affected property, or by application of any historic preservation organization or group, or by the application of at least 50 registered voters of the City.

Pursuant to Planning Code Section 1106(h), the designation of a building may be changed if changes in Conservation District boundaries warrant such reclassification, or if physical changes to the building warrant such reclassification, or if due to passage of time, the building has become at least 40 years old and, therefore, eligible for reclassification, or if new information makes the building eligible for reclassification.

## OWNER NOTIFICATION AND COMMUNITY OUTREACH

The following includes a timeline of the notifications, announcements, and outreach activities that have occurred for the Central SoMa Plan.

- The Central SoMa Historic Resources Survey web page was launched on the Department's website in March 2014. The web page includes links to the draft Central SoMa Historic Context Statement, as well as a map illustrating the draft findings of the Central SoMa Historic Resources Survey. The website remains active and can be accessed at: <http://www.sf-planning.org/index.aspx?page=3964>.
- Public outreach meetings were held at the SPUR Urban Center on the following dates:
  - March 25, 2015, to present the draft Central SoMa Historic Context Statement and the draft findings of the Central SoMa Historic Resources Survey. In preparation for this meeting, postcards were mailed to the owners of surveyed properties informing them that the draft survey findings were available for review on the project website, and inviting them to attend the outreach meeting at the Spur Urban Center.
  - A second public meeting at the SPUR Urban Center was held on December 9, 2015 to solicit feedback on public benefits, including historic preservation.
- A postcard was mailed to public on February 29, 2016 in anticipation of the adoption hearing on March 16, 2016.
- Presentation to SF Heritage regarding the draft historic context statement and survey findings in July 2015.



- Meetings with the Central SoMa Survey Advisory Group, on October 3, 2014 and January 15, 2014. The purpose of these meetings was to solicit comments and suggestions based on the draft *Central SoMa Historic Context Statement* and the draft findings of the Central SoMa Historic Resources Survey.
- Notification of Historic Preservation Commission initiation hearing was mailed to property owners on March 29, 2018.

## PUBLIC COMMENT

The Department has received several telephone calls from property owners with general questions regarding the designation process, the Transfer of Development Rights (TDR) program, and review process for Permits to Alter.

## RECOMMENDATION

The Department recommends that the HPC adopt a resolution to initiate a change in designation for five (5) properties from no rating to Category I (Significant); a change in designation for twenty (20) properties from no rating to Category III (Contributory); a change in designation for one (1) property from unrated (Category V) to Category III (Contributory) under Article 11 of the Planning Code.

## BASIS FOR RECOMMENDATION

- The properties proposed for designation advance the basic principles of the Downtown Plan and reinforce the unique sense of place of the Plan Area. The Downtown Plan of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 12: Conserve resources that provide continuity with San Francisco's past.

POLICY 12.1: Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 12.2: Use care in remodeling significant older buildings to enhance rather than weaken their original character.

- The properties proposed for designation advance and fulfill objectives and policies of the Central SoMa Plan to protect and promote resources in the built environment and best represent the architectural, historical, and cultural contributions of the people of Central SoMa, today and of generations past. The Central SoMa Plan contains the following relevant objectives and policies:

OBJECTIVE 7.2: Support the preservation, recognition, and wellbeing of the neighborhood's cultural heritage resources.

OBJECTIVE 7.3.2: Support the preservation of buildings and features that reflect the industrial and arts legacy of the neighborhood.

OBJECTIVE 7.4: Prevent demolition of or insensitive alterations to cultural heritage resources in the built environment.

OBJECTIVE 7.4.2: Protect "Significant" and "Contributory" cultural heritage properties through designation to Article 11 of the Planning Code.

## ATTACHMENTS

Change in Article 11 Designation Building Summaries  
Draft Resolution to Initiate Change in Article 11 Designation  
Designation Ordinance



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Preservation Commission Resolution No. 956

HEARING DATE: APRIL 18, 2018

*Case No.* 2018-003615DES  
*Project:* Initiation of Change in Article 11 Designation  
*Block/Lot:* Assessor's Block 3704, Lots 019, 020, 050; Assessor's Block 3725, Lots 007, 026, 061, 063, 064, 079; Assessor's Block 3733, Lot 020A; Assessor's Block 3752, Lot 010; Assessor's Block 3760, Lot 012; Assessor's Block 3775, Lots 039, 058, 084, 085; Assessor's Block 3776, Lots 008, 041; Assessor's Block 3777, Lots 001, 002; Assessor's Block 3786, Lot 015; Assessor's Block 3787, Lots 013, 018, 052; Assessor's Block 3788, Lots 024, 024A

*Staff Contact:* Frances McMillen (415) 575-9076  
[frances.mcmillen@sfgov.org](mailto:frances.mcmillen@sfgov.org)

*Reviewed By:* Tim Frye - (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### RESOLUTION TO INITIATE CHANGE IN DESIGNATION FOR TWENTY-SIX (26) PROPERTIES TO CATEGORY I (SIGNIFICANT) THROUGH CATEGORY III (CONTRIBUTORY) PURSUANT TO SECTION 1106 OF THE PLANNING CODE.

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added the change in Article 11 designation of twenty-six (26) properties to its Landmark Designation Work Program; and
2. WHEREAS, Planning Department staff Frances McMillen, who meets the Secretary of Interior's Professional Qualification Standards, prepared the draft Change in Designation Case Report, which was reviewed by Department staff Tim Frye for accuracy and conformance with the purposes and standards of Article 11; and
3. WHEREAS, the Historic Preservation Commission, at its regular meeting of April 18, 2018, reviewed Department staff's analysis of the historical significance per Article 11 as part of the Change in Designation Case Report dated April 18, 2018; and
4. WHEREAS, the Central SoMa Survey determined the twenty-six properties are eligible for listing on the California Register of Historical Resources; and
5. WHEREAS, Article 11 Conservation District 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

6. WHEREAS, the Historic Preservation Commission finds that the following properties are eligible for designation as Significant (Category I):
  - a. 360 4<sup>th</sup> Street, (aka Southern Police Station), Assessor's Block No. 3704, Lot No. 010;
  - b. 539 Bryant Street, (aka Shreve and Company Factory), Assessor's Block No. 3776, Lot No. 041;
  - c. 340-350 Townsend Street, (aka Paul Wood Warehouse), Assessor's Block No. 3786, Lot 015;
  - d. 601 4<sup>th</sup> Street, (aka Heubline Wine Distribution Warehouse), Assessor's Block No. 3787, Lot 052;
  - e. 500-504 4<sup>th</sup> Street, (aka Hotel Utah), Assessor's Block No. 3777, Lot No. 001; and
  
7. WHEREAS, the Historic Preservation Commission finds that the following properties are eligible for designation as Contributory (Category III), as set forth below:
  - a. 104-106 South Park Street (aka Omiya Hotel/Gran Oriente Filipino), Assessor's Parcel Block No. 3775, Lot No. 058;
  - b. 117-125 6<sup>th</sup> Street (aka The Rose Hotel), Assessor's Parcel Block No. 3725, Lot No. 079;
  - c. 135 6<sup>th</sup> Street/495 Minna Street, (aka Sunnyside Hotel), Assessor's Parcel Block No. 3725, Lot No. 064;
  - d. 139-149 6<sup>th</sup> Street, (aka Mint Hotel) Assessor's Parcel Block No. 37025, Lot No. 064;
  - e. 157-161 6<sup>th</sup> Street (aka Sunset Hotel), Assessor's Parcel Block No. 3725, Lot No. 061;
  - f. 169-183 6<sup>th</sup> Street, (aka Adler Hotel), Assessor's Parcel Block No. 3725, Lot No. 026;
  - g. 194-198 5<sup>th</sup> Street, (aka Hotel George), Assessor's Parcel Block No. 3725, Lot No. 2007;
  - h. 224 Townsend Street, (aka Worthington Company Warehouse), Assessor's Parcel Block No. 3787, Lot No. 013;
  - i. 228 Townsend Street, (Pullman Hotel), Assessor's Parcel Block No. 3787, Lot No. 018;
  - j. 355 Brannan Street, Assessor's Parcel Block No. 3788, Lot No. 024A;
  - k. 361-365 Brannan Street, Assessor's Parcel Block No. 37088, Lot No. 024;
  - l. 457 Bryant Street, (aka Pile Driver, Bridge and Structural Iron Workers Union #77) Assessor's Parcel Block No. 3775, Lot No. 085;
  - m. 461 Bryant Street, Assessor's Parcel Block No. 3775, Lot No. 084;
  - n. 480 5<sup>th</sup> Street, Assessor's Parcel Block No. 3760, Lot No. 012;
  - o. 508-514 4<sup>th</sup> Street, (aka Murschen and Hoelscher Building), Assessor's Parcel Block No. 3777, Lot No. 002;
  - p. 566-586 3<sup>rd</sup> Street, (aka Central Hotel), Assessor's Parcel Block No. 3776, Lot No. 008;
  - q. 844 Folsom Street, (aka Victor Equipment Company), Assessor's Parcel Block No. 3704, Lot No. 019;
  - r. 850 Folsom Street, (aka Victor Equipment Company), Assessor's Parcel Block No. 3704, Lot No. 020;
  - s. 854 Folsom Street, Assessor's Parcel Block No. 3733, Lot No. 020A;
  - t. 95 Jack London, (aka Gran Oriente Filipino Masonic Temple), Assessor's Parcel Block No. 3775, Lot No. 039; and
  
8. WHEREAS, the Historic Preservation Commission finds that the following property currently designated as Unrated (Category V) is determined to be Contributory (Category III):

Resolution No. 956  
April 18, 2018

Case No. 2018-003615DES  
Initiation of Change in Article 11 Designation


a. 47-55 6<sup>th</sup> Street, (aka Hillside Hotel), Assessor's Parcel Block No. 3704, Lot No. 050; and

9. WHEREAS, the Historic Preservation Commission finds that the Article 11 Change in Designation Case Report is in the form prescribed by the Commission and contains supporting historic, architectural, and/or cultural documentation; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates change in Article 11 designation pursuant to Article 11 of the Planning Code; and

BE IT FURTHER RESOLVED, that the Historic Preservation Commission hereby recommends to the Board of Supervisors the change in designation of twenty-six (26) properties as Category I (Significant) through Category III (Contributory) under Article 11 of the Planning Code, as set forth above.

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

  
Jonas P. Jorin  
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: April 18, 2018



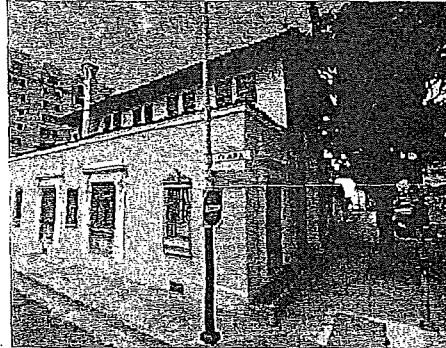
Proposed for Article 11 Designation (Inside the C-3)

Eligible as Significant (Category I)

Southern Police Station  
360 4<sup>th</sup> Street  
Current Article 11 rating: none

Constructed in 1925, the Spanish Colonial Revival style Southern Police Station replaced an earlier wood-frame Mission Revival style police station located on the same site. Portions of the ornamental wings of the Southern Police Station were removed prior to the 1970s and it was eventually converted into a senior center. However, the building remains one of the finest examples of Spanish Colonial Revival design in the entire South of Market and has been found eligible for the National Register of Historic Places.

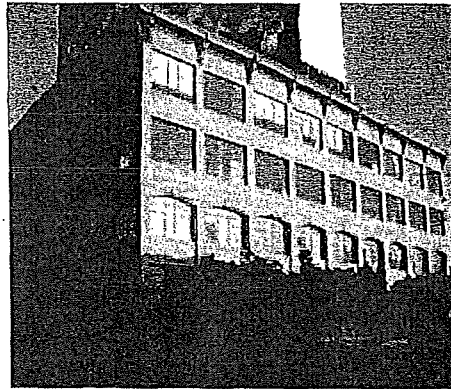
Year Built: 1925  
Current Survey Code: 2S  
Parcel: 3704010  
Zoning: MUR



Shreve & Company Factory  
539 Bryant  
Current Article 11 rating: none

The Shreve & Co. Factory was designed by architect Nathaniel Blaisdell and is an excellent example of a large-scale industrial loft building featuring Classical Revival style ornamentation.

Year Built: 1912  
Current Survey Code: 3S  
Parcel: 3776041  
Zoning: SLI



Paul Wood Warehouse  
340-350 Townsend Street  
Current Article 11 rating: none

Designed by architects Wright, Rushforth and Cahill, the Paul Wood Warehouse is an outstanding example of a brick masonry warehouse located adjacent to the former Southern Pacific rail yard. Constructed immediately following the 1906 Earthquake, it retains an extremely high level of architectural integrity.

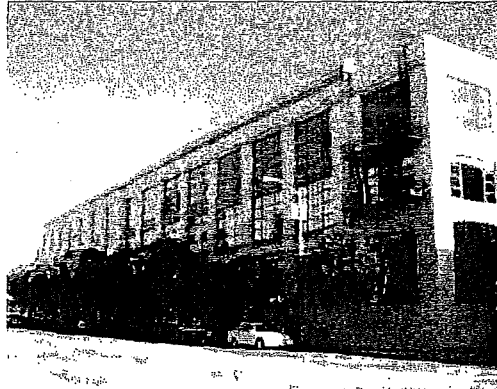
Year Built: 1906  
Current Survey Code: 2S2  
Parcel: 3786015  
Zoning: WMUO



Heubline Wine Distribution Warehouse  
601 4th Street  
Current Article 11 rating: none

The Heubline Wine Distribution Warehouse was designed by master architects Sutton & Weeks and completed in 1916. It is among the largest industrial buildings in the South of Market and retains a high degree of integrity on its exterior. In 1989, the building interior was converted for residential condominiums.

Year Built: 1916  
Current Survey Code: 3S  
Parcel: 3787052  
Zoning: SLI



Hotel Utah  
500-504 4th Street  
Current Article 11 rating: none

The Hotel Utah is significant for its association with the development of mixed-use residential hotels South of Market; its associations with San Francisco culture and nightlife, and for its architecture.

Year Built: 1908  
Current Survey Code: 3S  
Parcel: 3777001  
Zoning: SLI



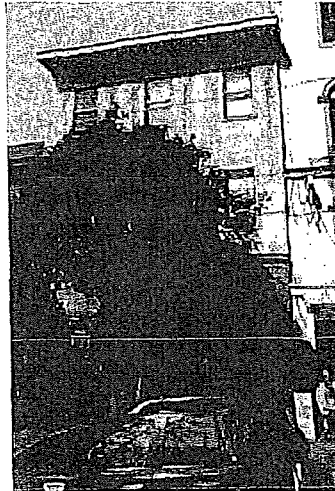


## Eligible as Contributory (Category III)

Omiya Hotel/ Gran Oriente Filipino  
104-106 South Park St.  
Current Article 11 rating: none

The property at 104-106 South Park is culturally significant for its associations with the development of a Japanese enclave in the South Park area, as well as its associations with the Filipino community. The building was purchased by the Gran Oriente Masonic Lodge during the 1930s and appears to be among the longest Filipino-owned cultural assets in San Francisco.

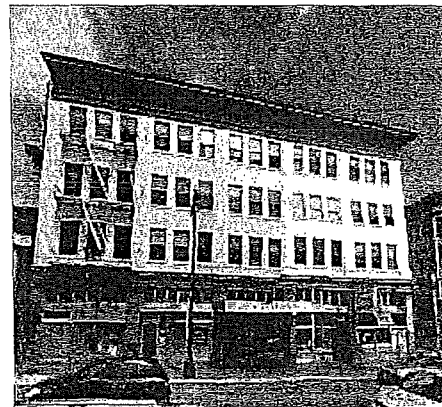
Year Built: 1907  
Current Survey Code: 5D3  
Parcel: 3775058  
Zoning: SPD



The Rose Hotel  
117-125 6<sup>th</sup> Street  
Current Article 11 rating: none

Built in 1911 as The Rose Hotel, the building is a good example of the types of lodging houses constructed in the South of Market after the 1906 Earthquake. The building features a prominent cornice and rusticated piers dividing its storefronts. The building has been identified as a contributor to the National Register eligible 6<sup>th</sup> Street Lodginghouse Historic District.

Year Built: 1911  
Current Survey Code: 3D  
Parcel: 3725079  
Zoning: NCT



**Sunnyside Hotel**

135 6<sup>th</sup> Street / 495 Minna Street

Current Article 11 rating: none

495 Minna Street is an excellent example of a residential hotel with notable Classical Revival ornament including a modillion cornice and bay windows with pilasters and paneled spandrels. The building retains its original fenestration including rounded glazing in the corner bay. The storefront also retains its original transom. The building has been identified as a contributor to the National Register eligible 6<sup>th</sup> Street Lodginghouse Historic District.

Year Built: 1913

Current Survey Code: 3D

Parcel: 3725064

Zoning: NCT



**Mint Hotel**

139-149 6<sup>th</sup> Street

Current Article 11 rating: none

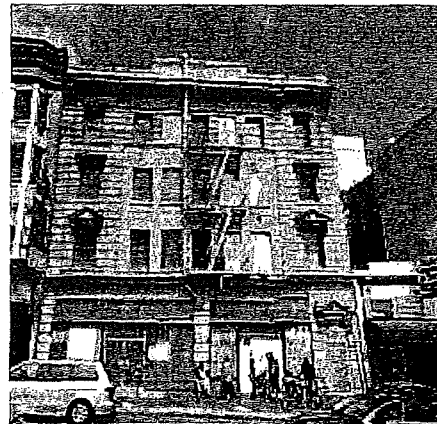
Constructed as a lodging house three years after the 1906 Earthquake, 139 6<sup>th</sup> Street is an excellent example of a residential hotel with notable architectural embellishment including rusticated brickwork and bracketed pediments and hoods above the windows and residential entry. The roofline is distinguished by a bracketed modillion cornice and shaped parapet with brick coping. The building has been identified as a contributor to the National Register eligible 6<sup>th</sup> Street Lodginghouse Historic District, and is also currently designated as a Category V (Unrated) building under Article 11 of the Planning Code.

Year Built: 1909

Current Survey Code: 3D

Parcel: 3725063

Zoning: NCT



Sunset Hotel

157-161 6<sup>th</sup> Street

Current Article 11 rating: none

Residential hotels are the most significant residential property type in the Central Soma area and this building is a good example of a type and period. The building currently contributes to the 6<sup>th</sup> Street Lodginhouse Historic District

Year Built: 1907

Current Survey Code: 3D

Parcel: 3725061

Zoning: NCT



Alder Hotel

169-183 6<sup>th</sup> Street

Current Article 11 rating: none

Residential hotels are the most significant residential property type in the Central Soma area and this building is a good example of a type and period. The building currently contributes to the 6<sup>th</sup> Street Lodginhouse Historic District

Year Built: 1912

Current Survey Code: 3D

Parcel: 3725026

Zoning: NCT

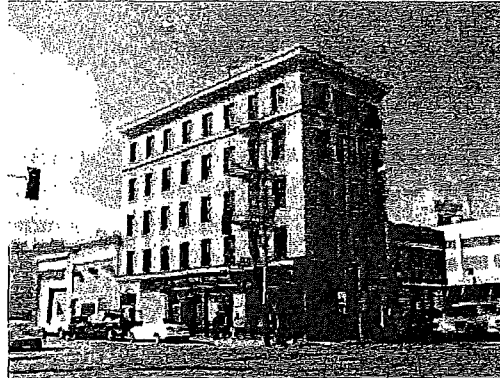


**Hotel George**

194-198 5<sup>th</sup> Street

Current Article 11 rating: none

Designed by architects Cunningham & Politeo and constructed in 1912 as the Hotel George. Residential hotels are the most significant residential property type in the Central Soma area. Recent scholarship has provided an enhanced understanding of the career of Cunningham & Politeo, demonstrating that this building is a good representative of their work.



Year Built: 1912

Current Survey Code: 3CS

Parcel: 3725007

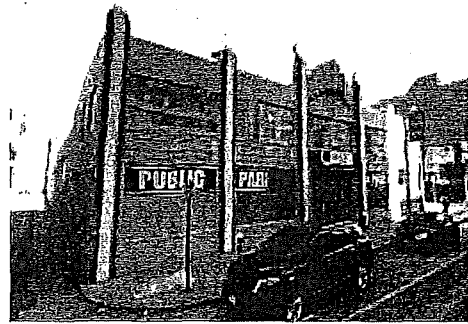
Zoning: MUR

**Worthington Company Warehouse**

224 Townsend Street

Current Article 11 rating: none

Constructed in 1935, the building is an excellent example of the Art Deco style as applied to an otherwise utilitarian industrial building. It features stepped elements at the entry, spandrels, parapet and projecting piers, and is one of the most exuberant examples of its type in the Central SoMa survey area. The building was previously determined eligible for the local register as a contributor to the South End Historic District Addition.



Year Built: 1935

Current Survey Code: 5B

Parcel: 3787013

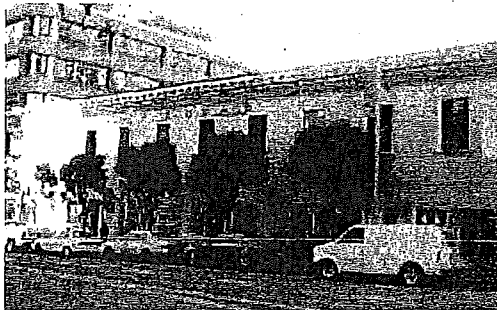
Zoning: SLI

**New Pullman Hotel**

228-248 Townsend Street

Current Article 11 rating: none

The Pullman Hotel is significant as an example of a residential hotel, as well as its association with African American railroad workers who lived in the hotel owing to its proximity to the Southern Pacific Depot.



Year Built: 1909

Current Survey Code: 3S

Parcel: 3787018

Zoning: SLI

355 and 361-365 Brannan Street

Current Article 11 rating: none

Designed by architect C. W. Zollmer, these extremely rare twin buildings combine Art Deco lines with lavish entries featuring Classical ornament. Both retain a high degree of integrity.

Year Built: 1928

Current Survey Code: 5S3

Parcel: 3788024 and 3788024A

Zoning: SLI



Pile Driver, Bridge and Structural Iron Workers Union #77.

457 Bryant Street

Current Article 11 rating: none

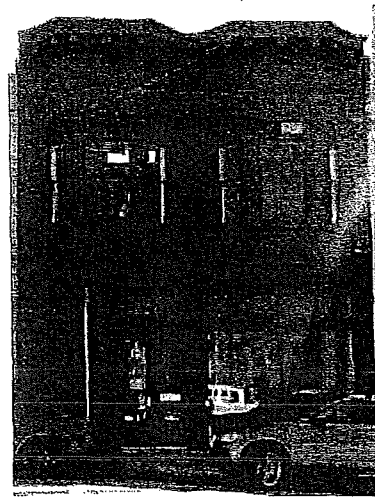
Constructed in 1909, this is one of the oldest extant union halls in San Francisco. Designed with a commercial storefront on the ground floor to provide income, the building is exceptionally well preserved and significant for both its associative qualities and architectural merit. The building was previously determined individually eligible for the California Register of Historical Resources by the South of Market Historical Resource Survey.

Year Built: 1909

Current Survey Code: 3CS

Parcel: 3775085

Zoning: SLI



461 Bryant Street

Current Article 11 rating: none

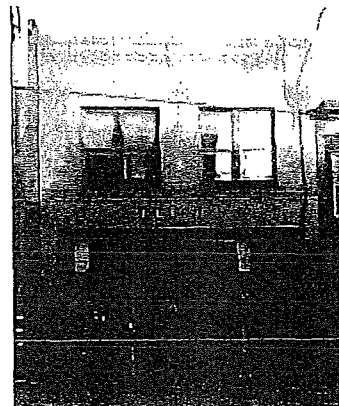
461 Bryant Street was designed by architect Oliver Everett and features some of the most intricate brickwork in the entire South of Market.

Year Built: 1912

Current Survey Code: 5S3

Parcel: 3775084

Zoning: SLI



480 5th Street

Current Article 11 rating: none

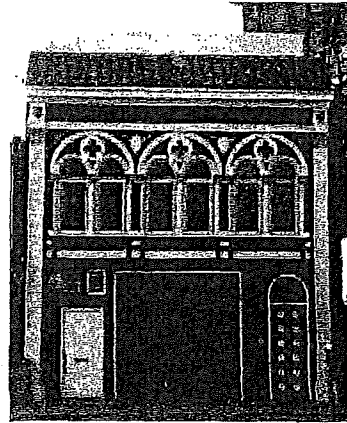
480 5th Street is an extremely rare example of a light industrial building featuring outstanding Renaissance Revival style ornamentation.

Year Built: 1925

Current Survey Code: 3CS

Parcel: 3760012

Zoning: SALI



Murschen & Hoelscher Building

508-514 4th Street

Current Article 11 rating: none

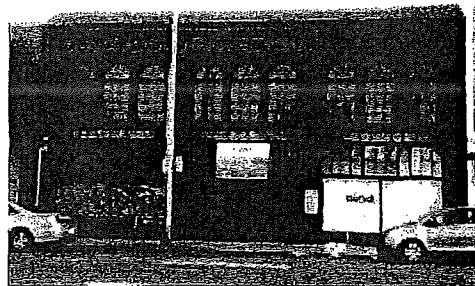
The Murschen & Hoelscher Building was designed by architect Walter C. Falch and completed in 1925. It is an excellent example of the Mediterranean Revival style and retains a high degree of integrity, including its multi-light storefront transom.

Year Built: 1925

Current Survey Code: 5S3

Parcel: 3777002

Zoning: SLI



Central Hotel

566-586 3rd Street

Current Article 11 rating: none

The Central Hotel was designed by master architects Sutton & Weeks and completed in 1907. It served as one of the largest rooming houses in the South of Market, serving low-wage laborers working at the nearby rail yards and waterfront.

Year Built: 1907

Current Survey Code: 3S

Parcel: 3776008

Zoning: SLI



Victor Equipment Company

844-850 Folsom Street

Current Article 11 rating: none

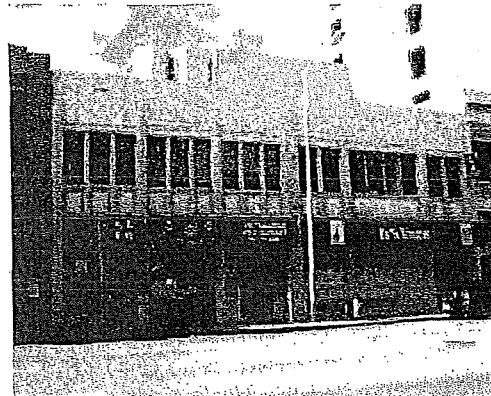
The Victor Equipment Company Building was designed by architect R. W. Jenkins and completed in 1923. It is extremely unusual form in that the architecture combines Art Deco ornament with a Western False Front roofline. The building is currently split into two separate parcels.

Year Built: 1923

Current Survey Code: 5S3

Parcel: 3733019, 3733020

Zoning: SLI



854 Folsom Street

Current Article 11 rating: none

854 Folsom Street is a good example of a combination light industrial and commercial building. The turned columns dividing the second story windows also appear unique to the Central SoMa area.

Year Built: 1926

Current Survey Code: 5S3

Parcel: 3733020A

Zoning: WMUG



Gran Oriente Filipino Masonic Temple

95 Jack London Alley

Current Article 11 rating: none

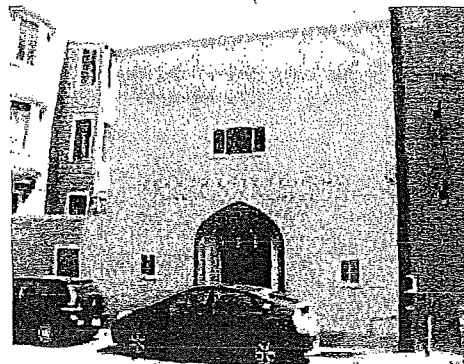
This building has significant associations with San Francisco Filipino community. The building currently contributes to the South Park Historic District.

Year Built: 1951

Current Survey Code: 5D3

Parcel: 3775039

Zoning: SPD



Hillside Hotel  
47-55 6<sup>th</sup> Street

(Currently Unrated, Category V under Article 11)

Designed by architect Charles W. Dickey and constructed in 1912 as the Hillside Hotel, the building features elaborate patterned brickwork—including a projecting diamond pattern at the frieze. Other notable elements include a galvanized iron cornice with medallions resting on oversized brackets. Originally designed with three storefronts, two of which were used as saloons, the building has been identified as a contributor to the National Register eligible 6<sup>th</sup> Street Lodginghouse Historic District. It is also currently designated as a Category V (Unrated) building under Article 11 of the Planning Code.

Year Built: 1912  
Current Survey Code: 3D  
Parcel: 3704050  
Zoning: NCT

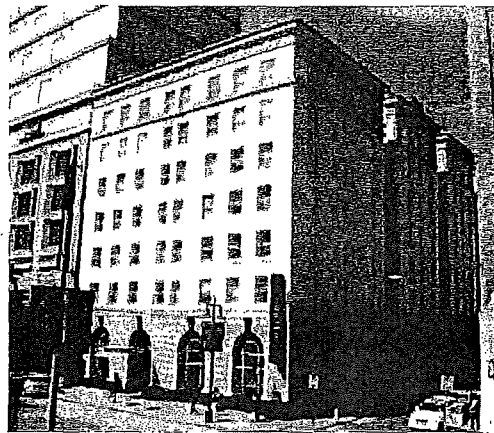


#### Eligible as Contributory (Category IV)

Hotel Lankershim  
55 5<sup>th</sup> Street  
Current Article 11 rating: none

Constructed in 1913 as part of the Lankershim chain of hotels, the building has been determined eligible as a contributor to an extension of the Kearny-Market-Mason-Sutter Conservation District.

Year Built: 1913  
Current Survey Code: 5D3  
Parcel: 3705039  
Zoning: C-3-R







# SAN FRANCISCO PLANNING DEPARTMENT

2018 JUL -3 PM 3:51

July 2, 2018

Ms. Angela Calvillo, Clerk  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Re: Central SoMa Article 10 and Article 11 Designations  
Transmittal of Planning Department Case Numbers:

2017-004023DES (New Pullman Hotel, 228-248 Townsend Street)

BOS File No: \_\_\_\_\_ (pending)

2017-002874DES (Pile Drivers, Bridge and Structural Ironworkers Local No. 77  
Union Hall, 457 Bryant Street)

BOS File No: \_\_\_\_\_ (pending)

2017-004129DES (Hotel Utah, 500-504 Fourth Street)

BOS File No: \_\_\_\_\_ (pending)

2017-010250DES (Clyde and Crooks Warehouse Historic District)

BOS File No: \_\_\_\_\_ (pending)

2017-010156DES (Mint-Mission Conservation District)

BOS File No: \_\_\_\_\_ (pending)

2018-003615DES (Multiple Property Change in Article 11 Designation)

BOS File No: \_\_\_\_\_ (pending)

2018-002775DES (Kearny-Market-Mason-Sutter Conservation District Boundary  
Change)

BOS File No: \_\_\_\_\_ (pending)

Historic Preservation Commission Recommendation: Approval

Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On the following dates the San Francisco Historic Preservation Commission (hereinafter "HPC") conducted duly noticed public hearings at regularly scheduled meetings to consider recommendation for landmark designation of the following properties to the Board of Supervisors:

April 18, 2018

- 228-248 Townsend Street (New Pullman Hotel);
- 500-504 Fourth Street (Hotel Utah);
- 457 Bryant Street (Piledrivers, Bridge, and Structural Ironworkers Local No. 77 Union Hall); and
- Clyde and Crooks Warehouse Historic District

www.sfplanning.org

The HPC voted to approve resolutions to recommend landmark designation pursuant to Article 10 of the Planning Code.

On the following dates the HPC conducted duly noticed public hearings at regularly scheduled meetings to consider recommendation for Article 11 designation of the following properties to the Board of Supervisors:

March 21, 2018

- Change in boundary of the Kearny-Market-Mason-Sutter Conservation District

April 18, 2018

- Change in designation of twenty-six (26) properties

May 2, 2018

- Designation of the Mint-Mission Conservation District

The HPC voted to approve resolutions to recommend change in designation pursuant to Article 11 of the Planning Code.

On June 7, 2018 the San Francisco Planning Commission (hereinafter "CPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider a recommendation for:

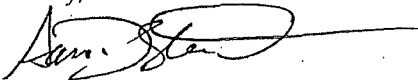
- Designation of the Clyde and Crooks Warehouse Historic District;
- Designation of the Mint-Mission Conservation District; and
- Change in boundary of the Kearny-Market-Mason-Sutter Conservation District

The CPC voted to approve resolutions to recommend designation pursuant to Article 10 and Article 11 of the Planning Code.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

Please find attached documents relating to the HPC and CPC actions. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D. Starr

Manager of Legislative Affairs

cc: Alisa Somera, Assistant Clerk of the Board  
Victoria Wong, City Attorney's Office  
Honorable Supervisor Jane Kim  
Barbara Lopez, Legislative Aide

Attachments (two copies of the following):

## Clyde and Crooks Warehouse Historic District:

- Article 10 Initiation Case Report dated March 21, 2018
- Draft Landmark Designation Report
- Clyde and Crooks Warehouse Historic District Map
- Draft Ordinance
- Historic Preservation Commission Resolutions 947, 955
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20203
- Department of Parks and Recreation (DPR) 523 forms

## Mint-Mission Conservation District

- Article 11 Initiation Case Report dated May 2, 2018
- Mint-Mission Conservation District Map
- Draft Ordinance
- Historic Preservation Commission Resolution 957
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20201
- Department of Parks and Recreation (DPR) 523 forms
- Letter from Kwok Pong Lee
- Letter from Dave Chritton, Todd Chritton and Scott Chritton

## Kearny-Market-Mason-Sutter Conservation District

- Article 11 Initiation Case Report dated March 21, 2018
- Kearny-Market-Mason-Sutter Conservation District Map
- Draft Ordinance
- Historic Preservation Commission Resolution 948
- Planning Commission Case Report Dated June 7, 2018
- Planning Commission Resolution 20201
- Letter from District 6 Community Planners

## Change in Article 11 Designation – Twenty-six (26) properties

- Article 11 Initiation Case Report dated April 18, 2018
- Draft Ordinance
- Historic Preservation Commission Resolution 956
- Property summaries

500-504 4<sup>th</sup> Street (Hotel Utah)

- Historic Preservation Commission Resolutions 946, 954
- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Letter from SF Heritage
- Draft Ordinance

## 457 Bryant Street (Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall)

- Historic Preservation Commission Resolutions 945, 953

- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Draft Ordinance

228-248 Townsend Street (New Pullman Hotel)

- Historic Preservation Commission Resolutions 952, 944
- Article 10 Initiation Case Recommendation Memo and Case Report dated April 18, 2018
- Draft Landmark Designation Report
- Draft Ordinance

180725

Board of Supervisors  
City Call  
1 Dr. Carlton B Goodlett Place, Room 224  
San Francisco, CA 94102-4689

Sept 5, 2018

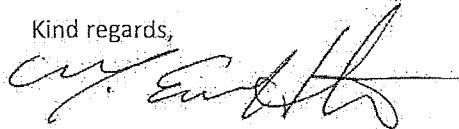
RE: File No. 180725

To whom it may concern,


I am writing in support of the proposed protection of the properties listed in the letter from the Land Use and Transportation Committee dated Sept 24<sup>th</sup>, 2018. What I think this letter is attempting to convey is that there are several unique and historic properties listed such as Hotel Utah and others which will be given ratings to help protect them in their various states. I have attempted to understand the rating categories but can't really find what each category means. I am hoping that in future communication or discussions with the public, the categorization types will be explained and what kind of protections each category affords those properties.

I am in support of change in SOMA, but not sacrificing charm or history to do it.

Kind regards,



M. Evan Hetu  
555 4<sup>th</sup> St Unit 906  
San Francisco, Ca 94107

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2018 SEP 10 PM 2:59  
BY 

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Monday, September 24, 2018.

**Time:** 1:30 p.m.

**Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Subject:** File No. 180725. Ordinance amending the Planning Code to change the designation of these properties located in the C-3 (Downtown Commercial) District from no rating to Category 1 (Significant) pursuant to Article 11 of the Planning Code, based on architectural, historic, and aesthetic value: 360-4th Street (aka Southern Police Station), 539 Bryant Street (aka Shreve and Company Factory), 340-350 Townsend Street (aka Paul Wood Warehouse), 601-4th Street (aka Heubline Wine Distribution Warehouse), and 500-504-4th Street (aka Hotel Utah); to change the designation of these properties located in the C-3 District from no rating to Category III (Contributory) pursuant to Article 11 of the Planning Code, based on architectural, historic and aesthetic value: 104-106 South Park Street (aka Omiya Hotel/Gran Oriente Filipino), 117-125-6th Street (aka The Rose Hotel), 135-6th Street/495 Minna Street (aka Sunnyside Hotel), 139-149-6th Street (aka Mint Hotel), 157-161-6th Street (aka Sunset Hotel), 169-183-6th Street (aka Adler Hotel), 194-198-5th Street (aka Hotel George), 224 Townsend Street (aka Worthington Company Warehouse), 228 Townsend Street (aka Pullman Hotel), 355 Brannan Street, 361-365 Brannan Street, 457 Bryant Street (aka Pile Driver, Bridge and Structural Iron Workers Union #77), 461 Bryant Street, 480-5th Street, 566-586-3rd Street (aka Central Hotel), 508-514-4th Street (Murschen & Hoelscher Building), 844 Folsom Street (aka Victor Equipment Company), 850 Folsom Street (aka Victor Equipment Company), 854 Folsom Street, and 95 Jack London (aka Gran Oriente Filipino Masonic Temple); to change the designation of this property located in the C-3 District from Category V (Unrated) to Category III (Contributory) pursuant to Article 11 of the Planning Code, based on architectural, historic, and aesthetic value: 47-55-6th Street (Hillside Hotel); 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.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 21, 2018.

  
for Angela Calvillo, Clerk of the Board

DATED/MAILED/POSTED: September 4, 2018





# Central SoMa

## Article 10 and Article 11 Designations

October 1, 2018

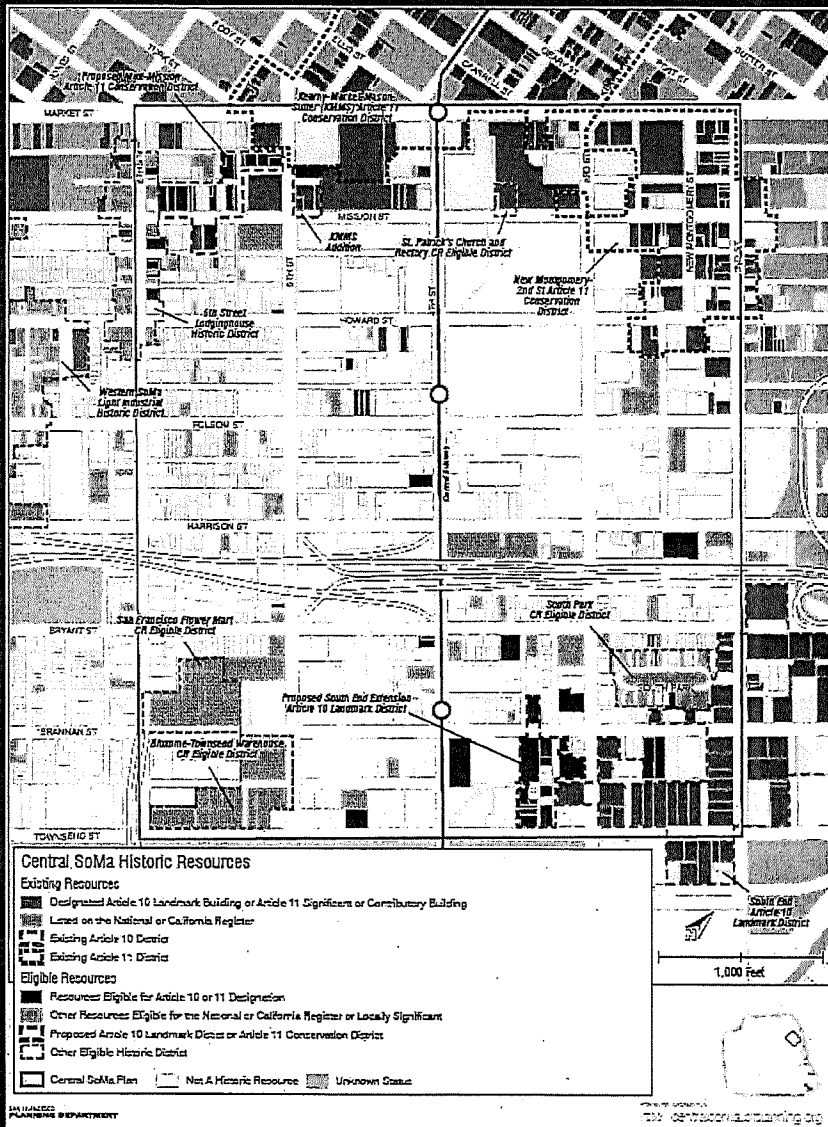


**SAN FRANCISCO  
PLANNING DEPARTMENT**

SUBMITTED + PRESENTED

150720-180726  
10/01/18

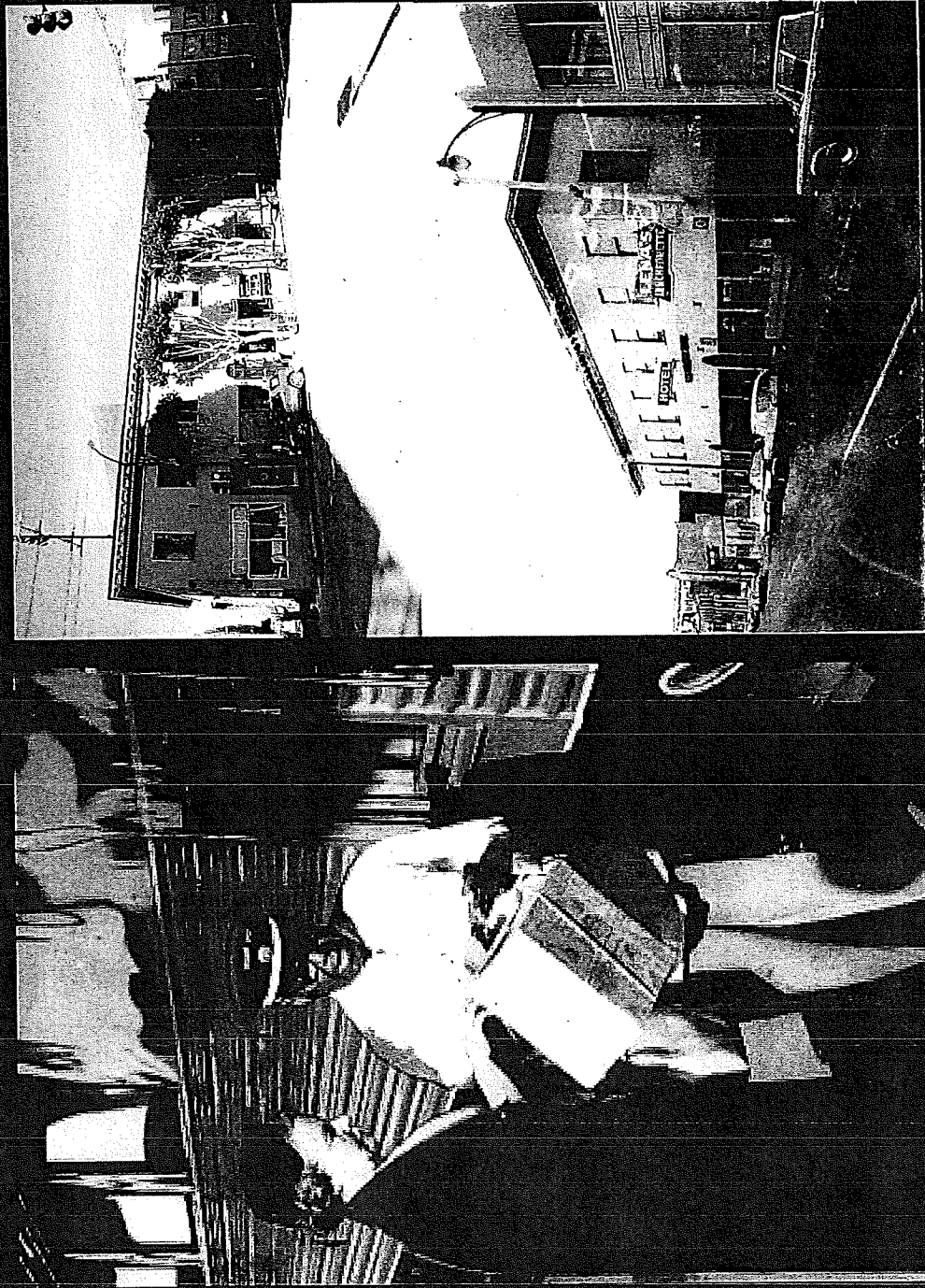
# CENTRAL SOMA HISTORIC RESOURCES SURVEY and HISTORIC CONTEXT STATEMENT



- 134 parcels examined
- 31 properties were determined eligible for the California Register
- 26 previously unrated buildings proposed for a change in rating to Category I-IV
- The Central SoMa Plan survey and historic context statement adopted March 16, 2016

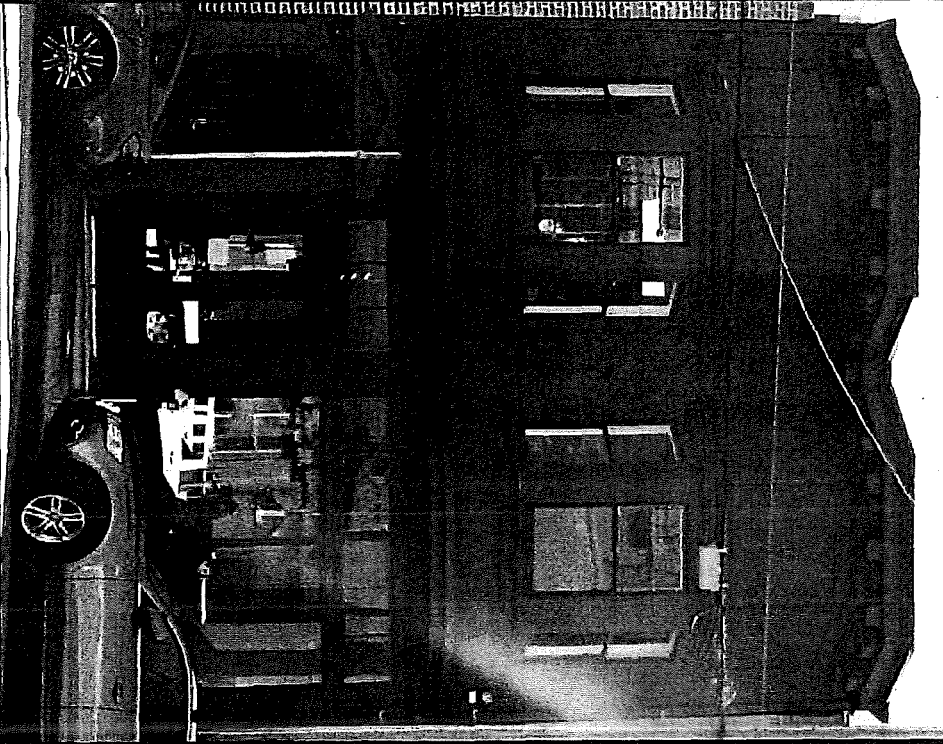
**ARTICLE 10**

**New Pullman Hotel  
228-248 Townsend St.  
Period of Significance: 1909-1964**



ARTICLE 10

Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall  
457 Bryant St.  
Period of Significance: 1909-1973

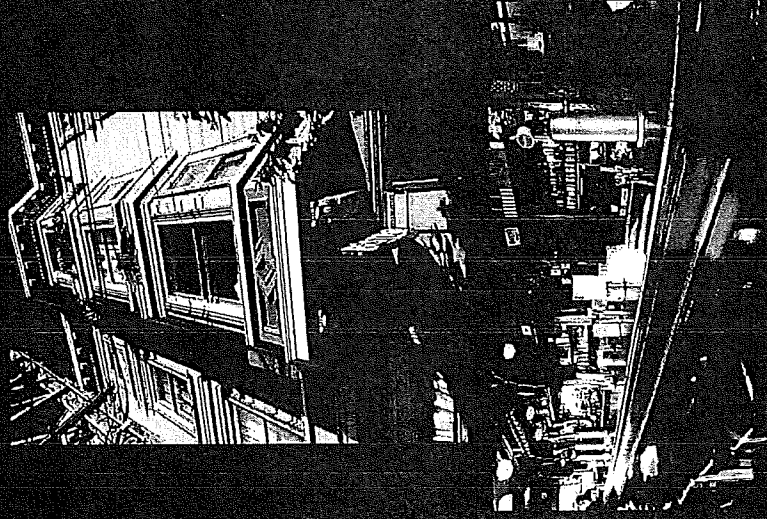
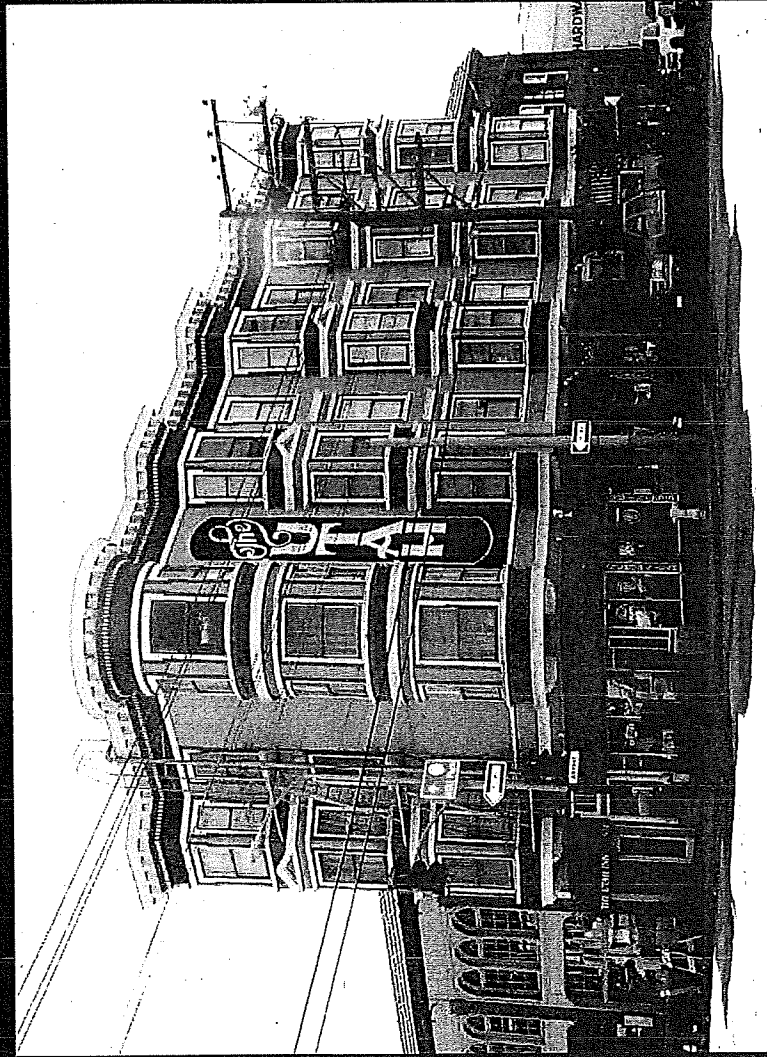


ARTICLE 10

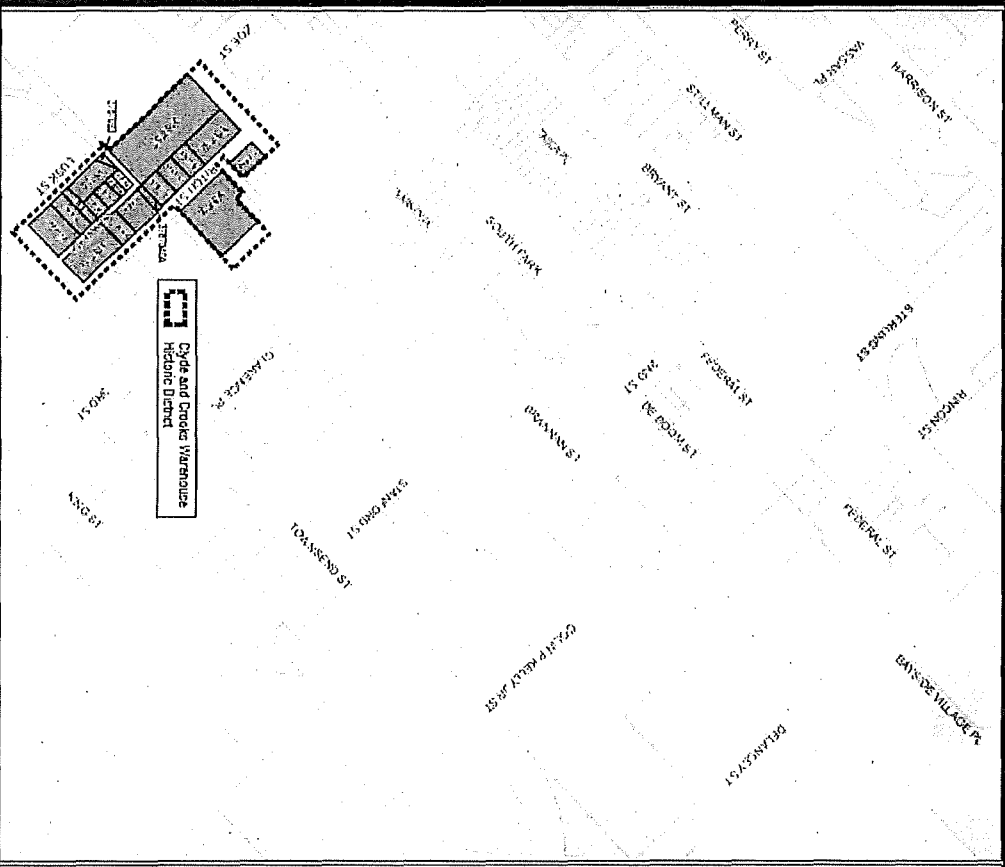
Hotel Utah

500-504 4th Street

Period of Significance: 1908-1947

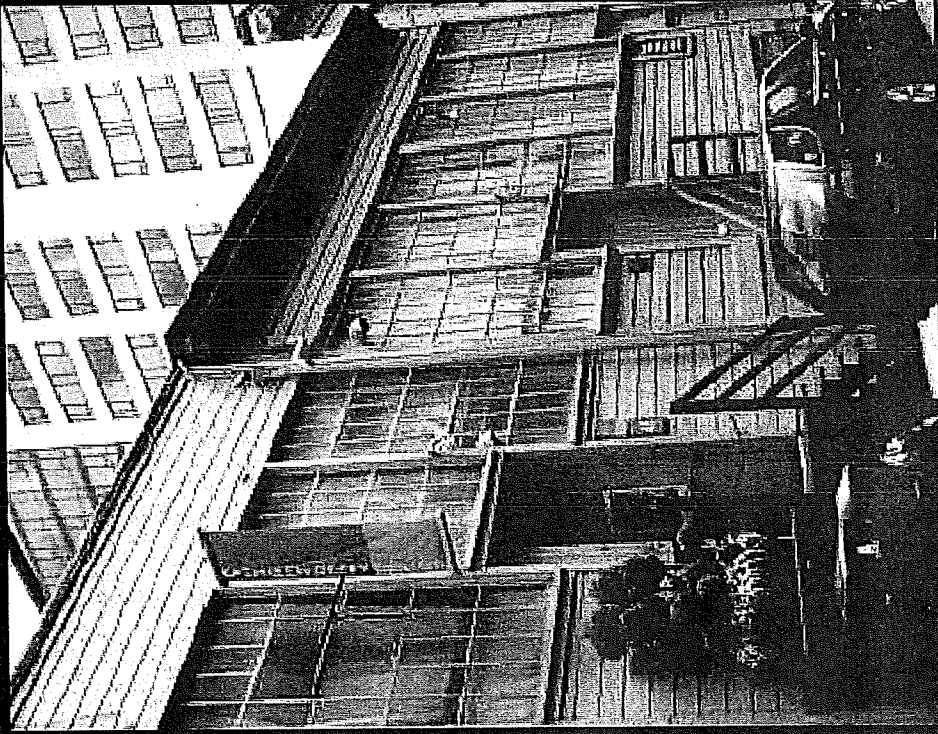


**ARTICLE 10**  
**GLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT**

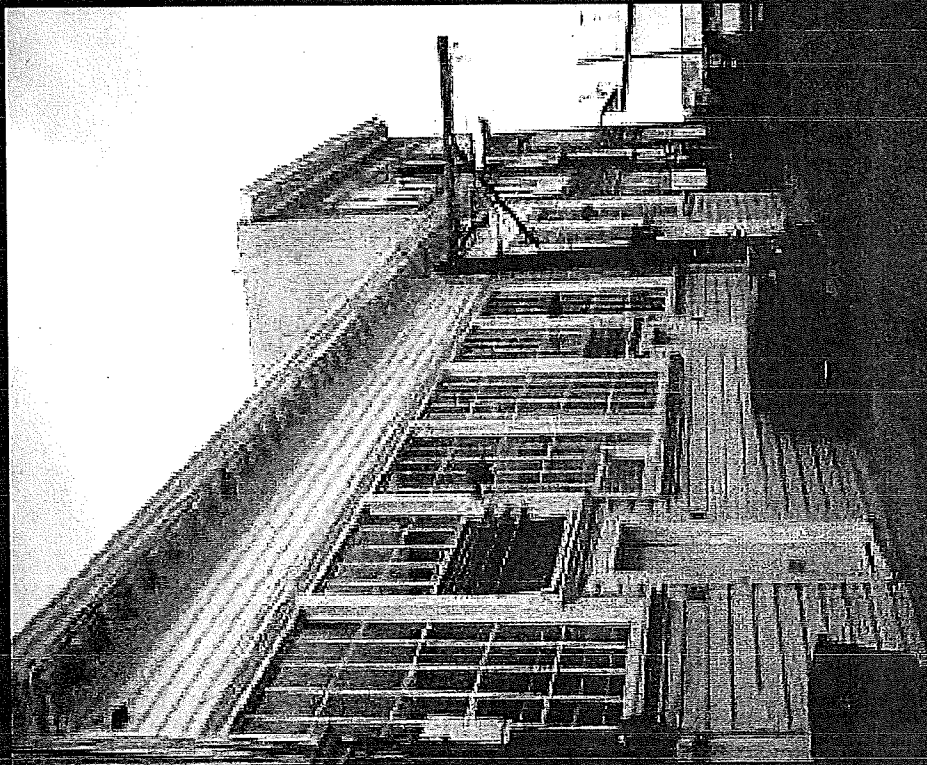


- Bounded by **Brannan, Third, Townsend, and Lusk Streets**
- **Nineteen (19)** properties in the district
- **Twelve (12)** contributing buildings
- **Period of Significance: 1906 to 1935**
- **Mix of Industrial, warehouse and residential structures**

ARTICLE 10  
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT



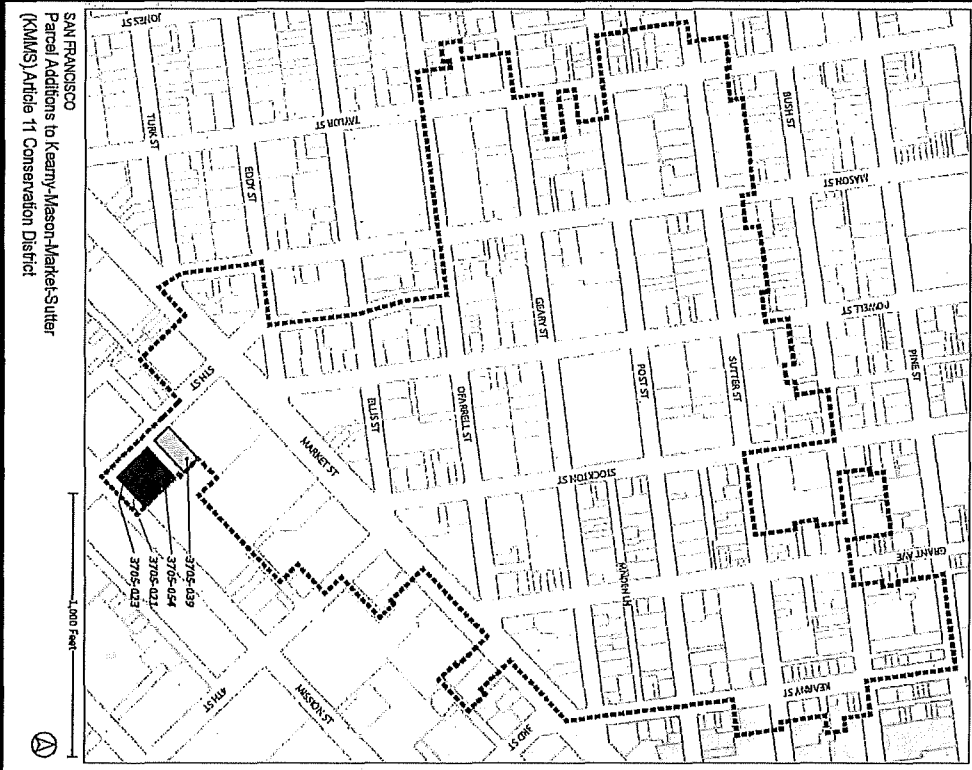
45 Lusk Street



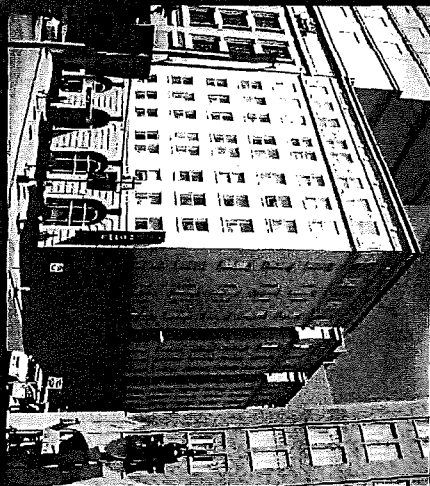
18-28 Clyde Street

# Kearny-Market-Mason-Sutter Conservation District Conservation District Boundary Change

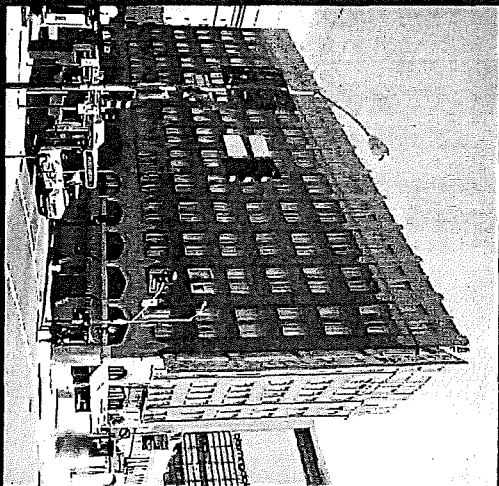
## Article 11



SAN FRANCISCO  
Parcel Additions to Kearny-Mason-Market-Sutter  
(KMMMS) Article 11 Conservation District



The Hotel Lankershim (1913)

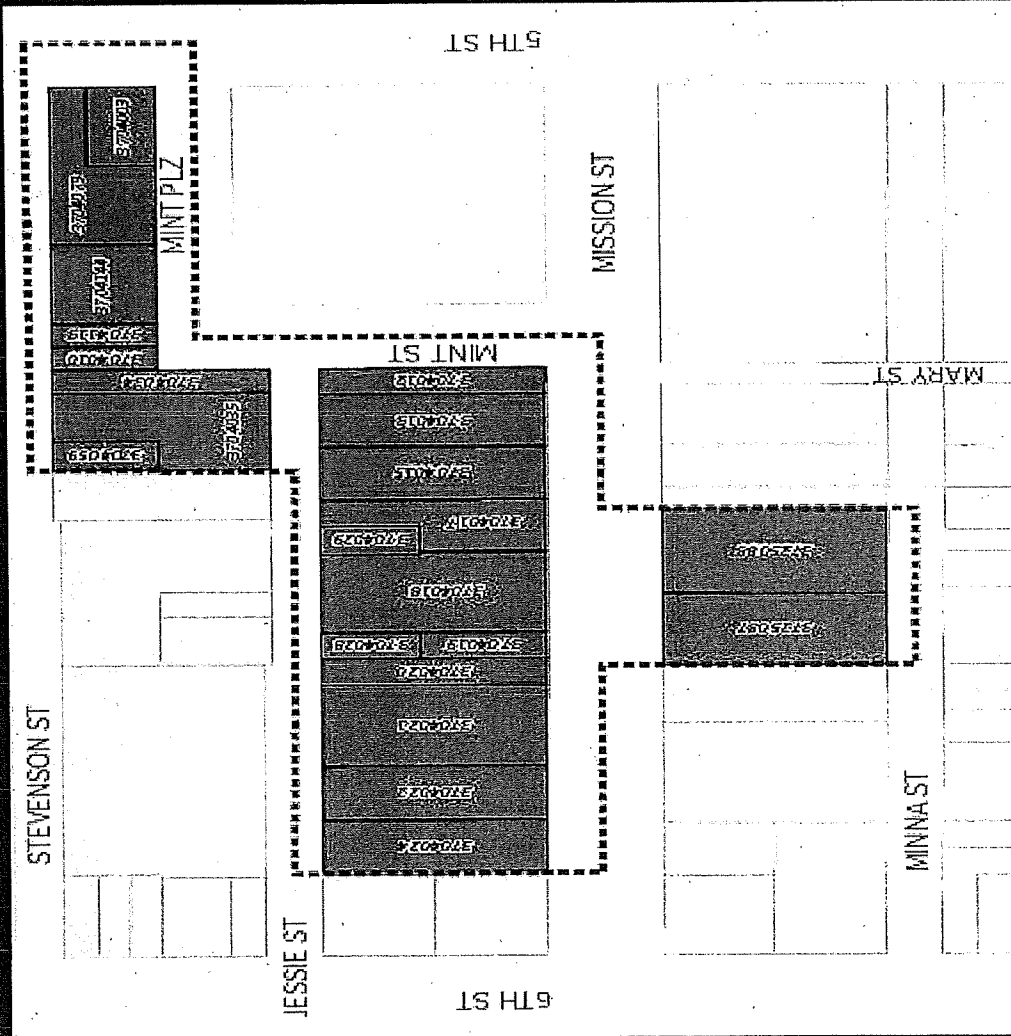


The Pickwick Hotel (1923)

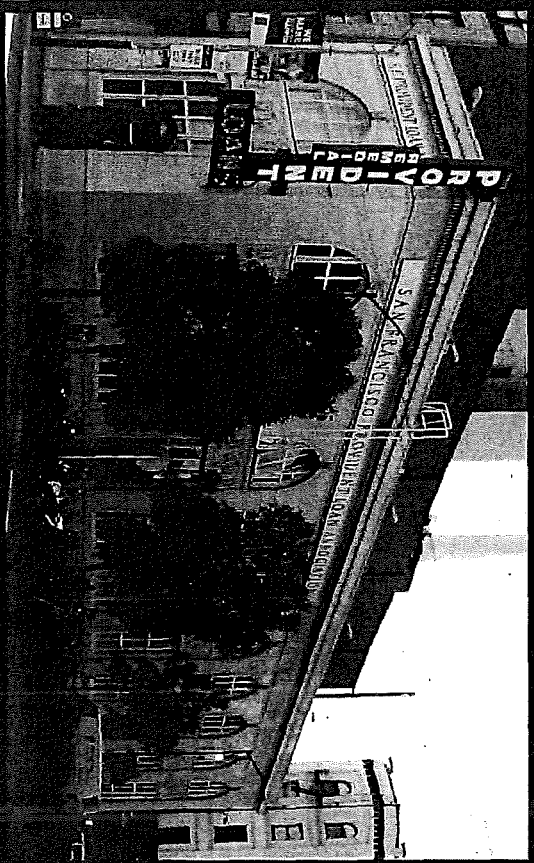


# Article 11 Mint-Mission Conservation District

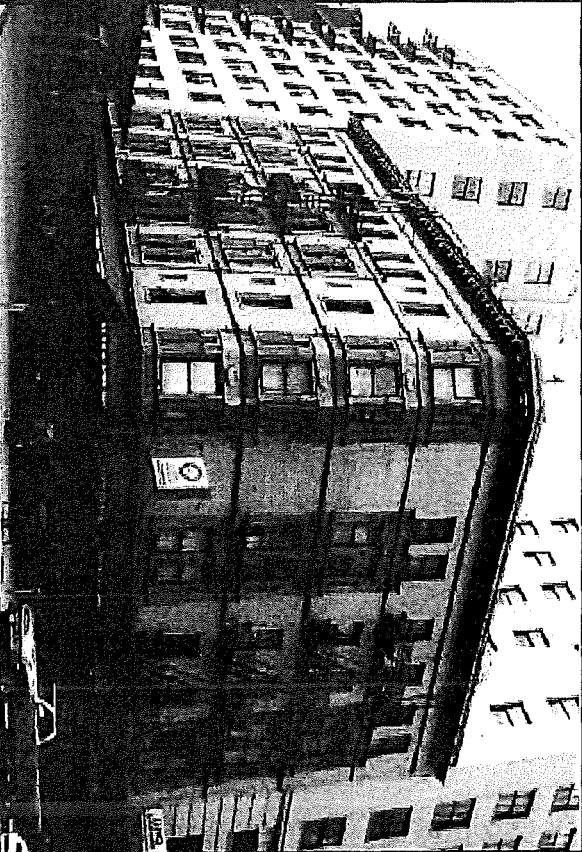
- Bounded by Stevenson, 5<sup>th</sup>, Mission and Jessie Streets
- Twenty-two (22) properties in the district
- One (1) property changing in classification from unrated (Category V) to Category I (Significant)
- Fifteen (15) properties changing in classification from no rating or unrated (Category V) to Category IV (Contributory)
- Three (3) currently designated Category I and II (Significant) buildings to be located in the district
- Three (3) currently designated Category V (unrated) buildings to be located in the district



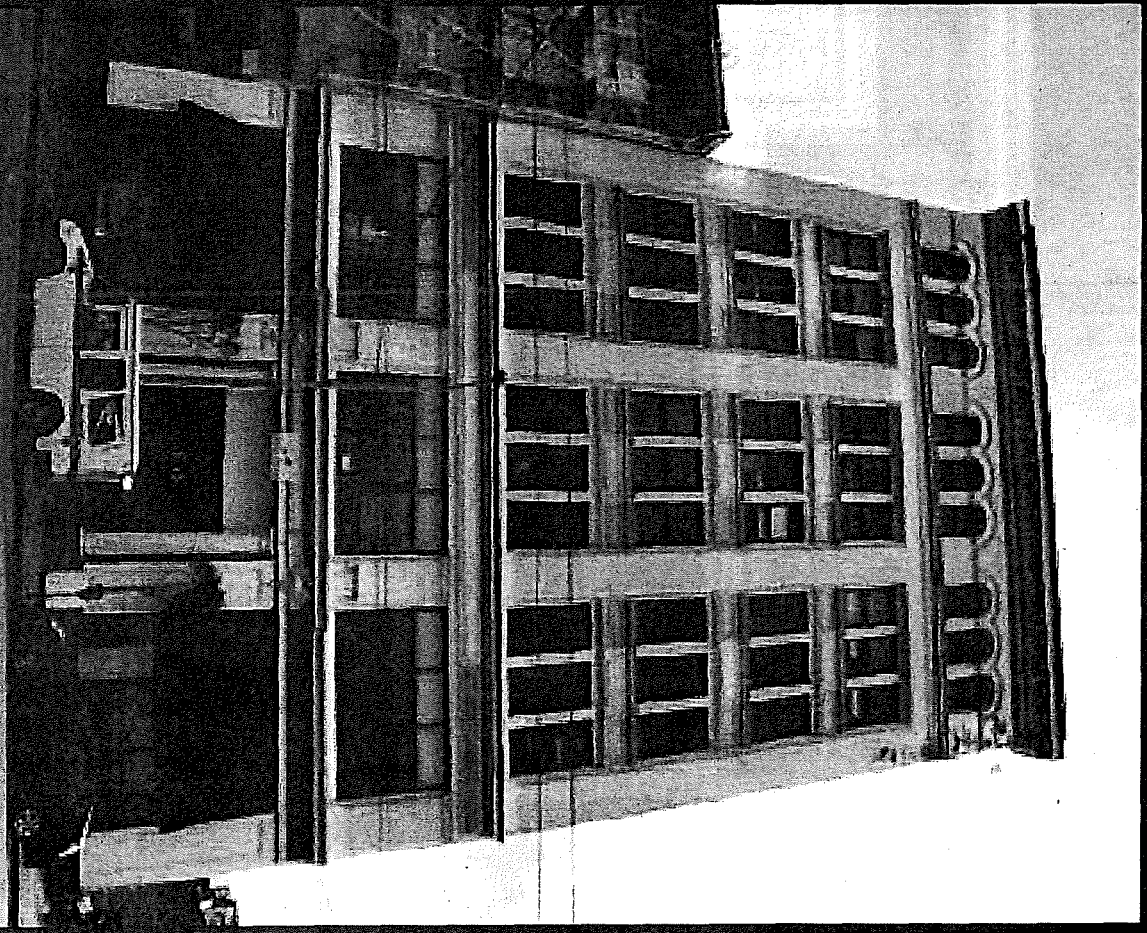
Mint-Mission Conservation District



Remedial Loan Association

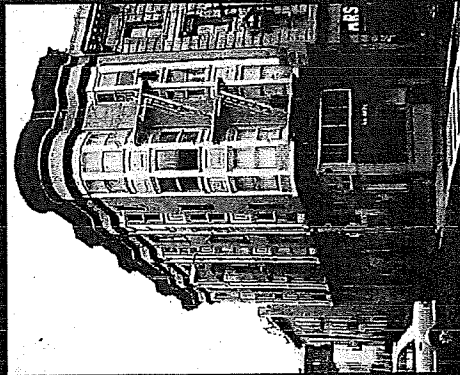


Oakwood Hotel

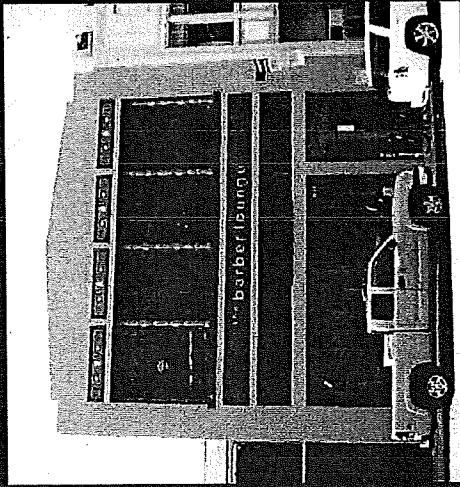


California Casket Company

# Change in Article 11 Designation



Residential Hotels



Commercial Buildings



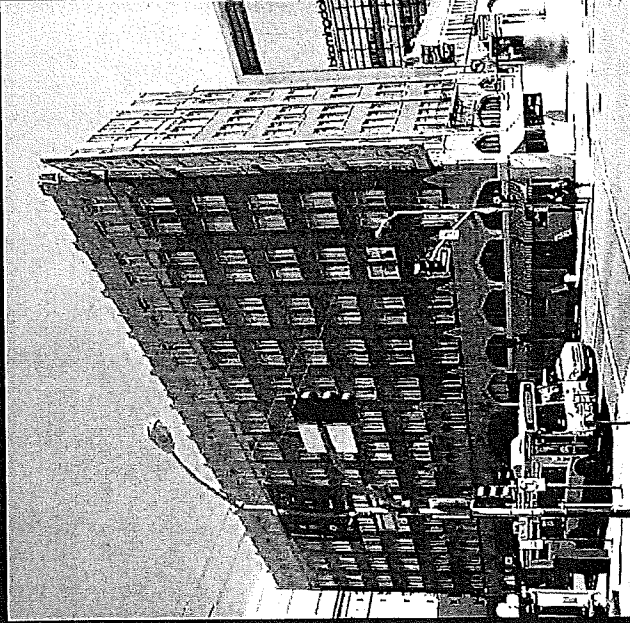
Industrial and Warehouse Buildings

- **Twenty-six (26)** buildings proposed for a change in designation
- **Exceptional examples of commercial, industrial and residential hotels**
- **The majority of the properties are not currently rated under Article 11 or are classified as Category V (unrated) buildings.**
- **Five (5)** of the properties are eligible for designation as **Category I (Significant)**
- **Twenty-one (21)** are eligible for **Category III (contributory)**

## PUBLIC OUTREACH

- **March 2014** - Central SoMa Historic Resources Survey web page launched
- **January 15 and October 3, 2014** - Meeting with Central SoMa Survey Advisory Group
- **March 25, 2015** - Public outreach meetings held at SPUR Urban Center
- **December 9, 2015** - Second public meeting at SPUR Urban Center to solicit feedback on public benefits, including historic preservation
- **July 2015** - Presentation to SF Heritage on draft historic context statement and survey
- **October 3, 2016** - Notification of properties added to HPC's Landmark Designation Work Program mailed to property owners
- **March and April 2018** – Notification of Historic Preservation Commission hearings mailed
- **March – May 2018** – Historic Preservation Commission hearings
- **March – May 2018** - Consultation with property owners
- **June 7, 2018** – Planning Commission Hearing
- **Notification of Historic Preservation Commission and Planning Commission** hearings were mailed to property owners March through May 2018. Meetings with tenants and owners of properties proposed for designation were held in April and May 2018.

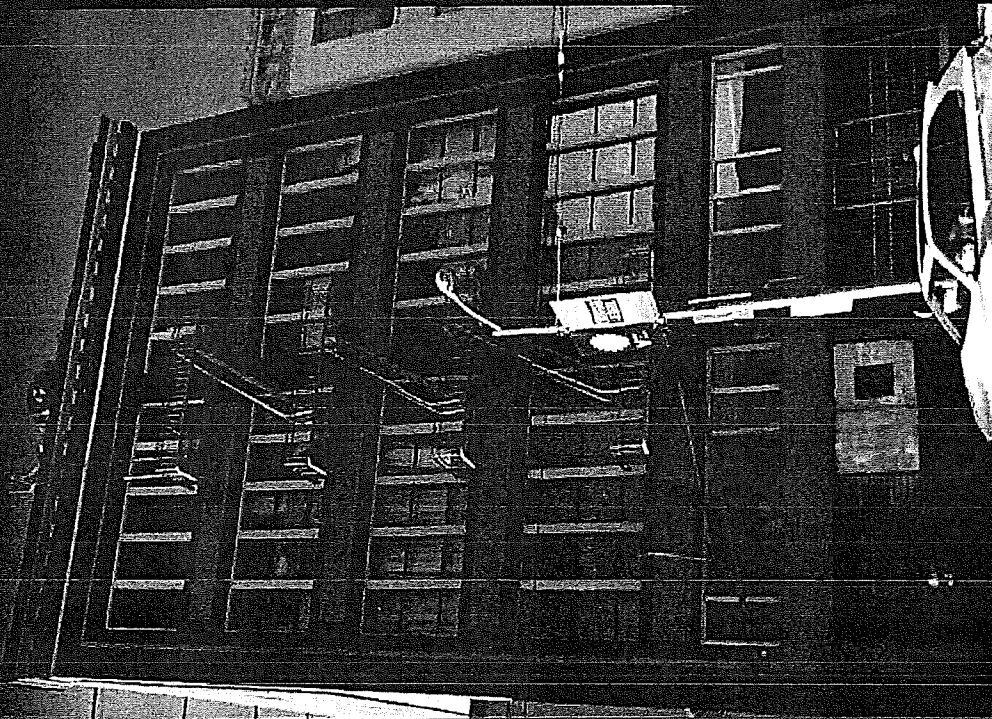
Article 10 and Article 11 Designations



The Pickwick Hotel  
Kearny-Market-Mason-Sutter Conservation District



New Pullman Hotel  
Glyde and Crooks Warehouse Historic District



Hulse Bradford Carpets and Draperies  
Mint-Mission Conservation District

QUESTIONS?

San Francisco  
Patterson