



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 954 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. 2017-004129DES
Project: 500-504 Fourth Street (aka Hotel Utah)
Re: Recommendation to Board of Supervisors
Staff Contact: Frances McMillen (415) 575-9076
frances.mcmillen@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

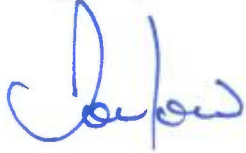
RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 500-504 4TH STREET (AKA HOTEL UTAH), ASSESSOR'S PARCEL BLOCK NO. 3777, LOT NO. 001, AS LANDMARK NO. XXX

1. WHEREAS, on August 17, 2016, the Historic Preservation Commission added 500-504 4th Street (aka Hotel Utah), to the Landmark Designation Work Program; and
2. WHEREAS, Department staff, Frances McMillen, who meets the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Report for 500-504 4th 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 500-504 4th 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 946; and
4. WHEREAS, the Historic Preservation Commission finds that the 500-504 4th 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 500-504 4th Street (aka Hotel Utah), Assessor's Block 3777 Lot 001 is eligible for local designation as it is representative of a pattern of development in the South of Market Street neighborhood that began in the nineteenth century when the neighborhood became the center of industrial production in San Francisco and continued through the post-1906 earthquake and fire reconstruction; is a rare remaining example of the numerous residential hotels built largely to house itinerant and seasonal workers employed in nearby factories and along the waterfront; and is also significant as an example of Edwardian architecture; and

6. WHEREAS, the Historic Preservation Commission finds that 500-504 4th Street (aka Hotel Utah)], Assessor's Block 3777 Lot 001 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 500-504 4th Street (aka Hotel Utah), Assessor's Block 3777 Lot 001 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 500-504 4th Street (aka Hotel Utah), Assessor's Block 3777 Lot 001 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: Johns, Hyland, Johnck, Matsuda, Pearlman, Wolfram, Black

NAYS: None

ABSENT: None

ADOPTED: April 18, 2018