

File No. 180722 Committee Item No. 2
 Board Item No. 26

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"/> | HPC Reso No. 946 032118 |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PLN Recommendation Memo 041818 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PLN Case Rpt 032118 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | DRAFT Landmark Designation Rpt |
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Completed by: Erica Major Date September 27, 2018
 Completed by: Erica Major Date OCTOBER 16, 2018

1 [Planning Code - Landmark Designation - 500-504-4th Street (aka Hotel Utah)]

2
3 Ordinance amending the Planning Code to designate 500-504-4th Street (Hotel Utah),
4 Assessor's Parcel Block No. 3777, Lot No. 001, as a Landmark under Article 10 of the
5 Planning Code; affirming the Planning Department's determination under the California
6 Environmental Quality Act; and making public necessity, convenience, and welfare
7 findings under Planning Code, Section 302, and findings of consistency with the
8 General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

17 Section 1. Findings.

18 (a) CEQA and Land Use Findings.

19 (1) The Planning Department has determined that the proposed Planning Code
20 amendment is subject to a Categorical Exemption from the California Environmental Quality
21 Act (California Public Resources Code section 21000 et seq., "CEQA") pursuant to Section
22 15308 of the Guidelines for Implementation of the statute for actions by regulatory agencies
23 for protection of the environment (in this case, landmark designation). Said determination is
24 on file with the Clerk of the Board of Supervisors in File No. 180722 and is incorporated herein
25 by reference. The Board of Supervisors affirms this determination.

1 (2) Pursuant to Planning Code, Section 302, the Board of Supervisors finds that
2 the proposed landmark designation of 500-504 4th Street (aka Hotel Utah), Assessor's Block
3 No. 3777, Lot No. 001 ("Hotel Utah"), will serve the public necessity, convenience, and
4 welfare for the reasons set forth in Historic Preservation Commission Resolution No. 954,
5 recommending approval of the proposed designation, which is incorporated herein by
6 reference.

7 (3) The Board finds that the proposed landmark designation of the Hotel Utah is
8 consistent with the San Francisco General Plan and with Planning Code, Section 101.1(b) for
9 the reasons set forth in Historic Preservation Commission Resolution No. 954, recommending
10 approval of the proposed designation, which is incorporated herein by reference.

11 (b) General Findings.

12 (1) Pursuant to Section 4.135 of the Charter of the City and County of San
13 Francisco, the Historic Preservation Commission has authority "to recommend approval,
14 disapproval, or modification of landmark designations and historic district designations under
15 the Planning Code to the Board of Supervisors."

16 (2) On August 17, 2016, the Historic Preservation Commission added the Hotel
17 Utah to the Landmark Designation Work Program.

18 (3) The Landmark Designation Report was prepared by Frances McMillen and
19 reviewed by Tim Frye, Planning Department Preservation staff. All preparers meet the
20 Secretary of the Interior's Professional Qualification Standards for historic preservation
21 program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The
22 report was reviewed for accuracy and conformance with the purposes and standards of Article
23 10 of the Planning Code.

24 (4) The Historic Preservation Commission, at its regular meeting of March, 21, 2018,
25

1 reviewed Department staff's analysis of the historical significance of the Hotel Utah pursuant
2 to Article 10 as part of the Landmark Designation Report dated March 21, 2018.

3 (5) On March 21, 2018, the Historic Preservation Commission passed
4 Resolution No. 946, initiating designation of the Hotel Utah as a San Francisco Landmark
5 pursuant to Section 1004.1 of the Planning Code. Such resolution is on file with the Clerk of
6 the Board of Supervisors in File No. 180722 and is incorporated herein by reference.

7 (6) On April 18, 2018, after holding a public hearing on the proposed
8 designation and having considered the specialized analyses prepared by Planning
9 Department staff and the Landmark Designation Case Report, the Historic Preservation
10 Commission recommended approval of the proposed landmark designation of the Hotel Utah,
11 by Resolution No. 954. Such resolution is on file with the Clerk of the Board in File No.
12 180722.

13 (7) The Board of Supervisors hereby finds that the Hotel Utah has a special
14 character and special historical, architectural, and aesthetic interest and value, and that its
15 designation as a Landmark will further the purposes of and conform to the standards set forth
16 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
17 the findings of the Landmark Designation Report.

18
19 Section 2. Designation.

20 Pursuant to Section 1004 of the Planning Code, 500-504 4th Street (aka Hotel Utah),
21 Assessor's Block No. 3777, Lot No. 001, is hereby designated as a San Francisco Landmark
22 under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning Code is
23 hereby amended to include this property.

24
25 Section 3. Required Data.

1 Section 2. Designation.

2 Pursuant to Section 1004 of the Planning Code, 500-504 4th Street (aka Hotel Utah),
3 Assessor's Block No. 3777, Lot No. 001, is hereby designated as a San Francisco Landmark
4 under Article 10 of the Planning Code. Appendix A to Article 10 of the Planning Code is
5 hereby amended to include this property.
6

7 Section 3. Required Data.

8 (a) The description, location, and boundary of the Landmark site consists of the City
9 parcel located at 500-504 4th Street (aka Hotel Utah), Assessor's Block No. 3777, Lot No.
10 001, in San Francisco's South of Market neighborhood.

11 (b) The characteristics of the Landmark that justify its designation are described and
12 shown in the Landmark Designation Report and other supporting materials contained in
13 Planning Department Case Docket No. 2017-004129DES. In brief, the Hotel Utah is eligible
14 for local designation, as it is associated with events that have made a significant contribution
15 to the broad patterns of our history) and embodies the distinctive characteristics of a type,
16 period, or method of construction, or that represent the work of a master, or that possess high
17 artistic values, or that represent a significant and distinguishable entity whose components
18 may lack individual distinction). Specifically, designation of the Hotel Utah is proper given it is
19 representative of pattern of development in the South of Market Street neighborhood that
20 began in the nineteenth century when the area became the center of industrial production in
21 San Francisco and continued through the post-1906 earthquake and fire reconstruction. The
22 property is a rare remaining example of the numerous residential hotels built largely to house
23 itinerant and seasonal workers employed in nearby factories and along the waterfront during
24 the late nineteenth and early twentieth centuries. The Hotel Utah is also significant as an
25

1 example of Edwardian style architecture commonly employed in the design of residential hotel
2 buildings constructed during the period.

3 (c) The particular features that shall be preserved, or replaced in-kind as determined
4 necessary, are those generally shown in photographs and described in the Landmark
5 Designation Report, which can be found in Planning Department Docket No. 2017-
6 004129DES, and which are incorporated in this designation by reference as though fully set
7 forth. Specifically, the following features shall be preserved or replaced in kind:

8 All exterior elevations, form, massing, structure, roofline, architectural ornament and
9 materials of the Hotel Utah identified as:

- 10 (1) Four-story rectangular massing and plan with flat roof;
- 11 (2) Wood tongue and groove siding;
- 12 (3) Finishes, including painted siding and millwork;
- 13 (4) Existing window and door openings on street facing (north and east)
14 elevations;
- 15 (5) Angles and rounded bays;
- 16 (6) Flat roof with projecting bracketed cornice with egg and dart and dentil
17 molding;
- 18 (7) Pediments above bay windows;
- 19 (8) Molding and ornamental millwork surrounding windows and located on bays;
- 20 (9) One-over-one double hung, wood sash windows with wood frames and sills;
- 21 (10) Brackets beneath second floor bays; and
- 22 (11) Multi-lite transom on north and east elevations (currently obstructed by
23 awnings).

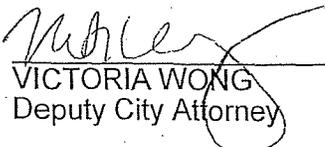
24 Section 4. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 All exterior elevations, form, massing, structure, roofline, architectural ornament and
2 materials of 500-504 4th Street (aka Hotel Utah) identified as:

- 3 (1) Four-story rectangular massing and plan with flat roof;
4 (2) Wood tongue and groove siding;
5 (3) Finishes, including painted siding and millwork;
6 (4) Existing window and door openings on street facing (north and east)
7 elevations;
8 (5) Angles and rounded bays;
9 (6) Flat roof with projecting bracketed cornice with egg and dart and dentil
10 molding;
11 (7) Pediments above bay windows;
12 (8) Molding and ornamental millwork surrounding windows and located on bays;
13 (9) One-over-one double hung, wood sash windows with wood frames and sills;
14 (10) Brackets beneath second floor bays; and
15 (11) Multi-lite transom on north and east elevations (currently obstructed by
16 awnings).

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

21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: 
24 VICTORIA WONG
25 Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Landmark Designation - 500-504-4th Street (aka Hotel Utah)]

Ordinance amending the Planning Code to designate 500-504-4th Street (Hotel Utah), Assessor's Parcel Block No. 3777, Lot No. 001, as a Landmark under Article 10 of the Planning Code; 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 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural, or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 270 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

500-504 4th Street is not currently designated as a City landmark under Planning Code Article 10.

Amendments to Current Law

The proposed legislation would amend the Planning Code to designate 500-504 4th Street (aka Hotel Utah) as a City landmark under Article 10 of the Planning Code.

The ordinance finds that the Hotel Utah is eligible for designation as a City landmark as it is associated with events that have made a significant contribution to the broad patterns of our history. Specifically, designation of the Hotel Utah is proper given it represents 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. The property is a notable example of the numerous residential hotels built largely to house itinerant and seasonal workers employed in nearby factories and along the waterfront. The hotel is also significant as an example of Edwardian-style architecture commonly employed in the design of residential hotel buildings constructed during the period.

FILE NO. 180722

As required by Section 1004, the ordinance lists the particular exterior and interior features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors.

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 946

HEARING DATE MARCH 21, 2018

Case No. 2017-004129DES
Project: 500-504 4th Street (aka Hotel Utah)
Re: Initiation of Article 10 Landmark Designation
Staff Contact: Frances McMillen (415) 575-9076
frances.mcmillen@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

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Planning
Information:
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RESOLUTION TO INITIATE DESIGNATION OF 500-504 4TH STREET (AKA HOTEL UTAH), ASSESSOR'S BLOCK 3777, LOT 001, AS ARTICLE 10 LANDMARK.

1. WHEREAS, the Historic Preservation Commission, at its regular meeting of August 17, 2016, added 500-504 4th Street (aka Hotel Utah), Assessor's Block 3777, Lot 001, to the Landmark Designation Work Program.
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 (aka Hotel Utah), Assessor's Block 3777, Lot 001 which was reviewed by Department staff Tim Frye 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 (aka Hotel Utah). Assessor's Block 3777, Lot 001, historical significance per Article 10 as part of the Landmark Designation Case Report dated March 21, 2018; and
4. WHEREAS, the Historic Preservation Commission finds that 500-504 4th Street (aka Hotel Utah), Assessor's Block 3777, Lot 001, nomination is in the form prescribed by the HPC and contains supporting historic, architectural, and/or cultural documentation; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby initiates designation of 500-504 4th Street (aka Hotel Utah), Assessor's Block 3777, Lot 001, as a Landmark pursuant to Article 10 of the Planning Code.

Resolution No. 946
March 21, 2018

Case No. 2017-004129DES
500-504 4th Street

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on March 21, 2018.



Jonas P. Iorlin
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: March 21, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 954

HEARING DATE APRIL 18, 2018

1650 Mission St.
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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

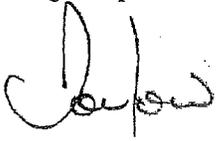
6. WHEREAS, the Historic Preservation Commission finds that 500-504 4th Street (aka Hotel Utah), Assessor's Block 3777 Lot 001 meets two of the Historic Preservation Commission's four priorities for designation which are the designation of underrepresented property types and the designation of properties 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

Resolution No. 954
April 18, 2018

Case No. 2017-004129DES
500-504 4th Street

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



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: April 18, 2018

CASE NUMBERS 2017-004023DES, 2017-002874DES, 2017-004129DES

PROJECT ADDRESSES 228-248 Townsend Street, 457 Bryant Street, 500-504 Fourth Street

BLOCKS/LOTS 3787/018, 3775/085, 3777/001

TO: Historic Preservation Commission

FROM: Desiree Smith, Shannon Ferguson, Frances McMillen
Preservation Planner, (415) 575-9093, (415) 575-9074, (415) 575-9076

REVIEWED BY: Tim Frye
Historic Preservation Officer, 415-575-6822

RE: Landmark Recommendation Resolution

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On March 21, 2018, the Historic Preservation Commission (HPC) adopted Resolution Nos. 944, 945, and 946 to initiate Article 10 landmark designation of 228-248 Townsend Street (New Pullman Hotel), 457 Bryant Street (Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall), and 500-504 Fourth Street (Hotel Utah). Under Article 10, initiation and recommendation are two distinct steps of the landmark designation process which require separate hearings and resolutions.

Attached are a draft Resolutions to recommend approval to the Board of Supervisors the designation of 228-248 Townsend Street (New Pullman Hotel), 457 Bryant Street (Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall); and 500-504 Fourth Street (Hotel Utah) as a San Francisco landmark under Article 10 of the Planning Code, Section 1004.1.

228-248 Townsend Street (New Pullman Hotel) is significant as one of the only remaining residential hotels built in the South of Market during the post 1906-earthquake and fire reconstruction period and which housed primarily itinerant and seasonal workers, in this case African American railroad workers including Pullman porters and maids. On a national scale, Pullman porters and maids established the first all-Black union in the country, contributed to the development of the African American middle class, and laid important foundations for the Civil Rights Movement. 228-248 Townsend Street is the only known property in San Francisco that contains strong associations with Pullman porters and maids. The building appears to meet one of the Historic Preservation Commission's priorities for designation, "the designation of properties with strong cultural or ethnic associations." The subject buildings have strong associations with the African American community.

457 Bryant Street (Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall) is significant as one of the early extant union halls in San Francisco that played an

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important role in the growth of organized labor in the city. Constructed shortly after the 1906 Earthquake and Fire, the building is also associated with the post disaster reconstruction era in San Francisco. The building does not appear to meet the Historic Preservation Commission's priorities for designation, however the building is significant for its association with important events and for its architecture

500-504 Fourth Street (Hotel Utah) is significant for its association with events and architecture. Hotel Utah is a rare remaining example of the numerous residential hotels built in the South of Market neighborhood in the late nineteenth and early twentieth centuries. Constructed largely to house itinerant and seasonal workers employed in nearby factories, industries and along the waterfront, the hotel is emblematic of a pattern of the development in SoMa that began in the mid-1800s and continued through the post-1906 earthquake and fire reconstruction. With its ornate millwork, rounded and angled bays, the Hotel Utah is also a striking example of Edwardian style architecture commonly employed in the design of residential hotel buildings constructed during the period. The building does not appear to meet the Historic Preservation Commission's priorities for designation; however the building is significant for its association with important events and for its architecture.

The Planning Department (Department) recommends adopting this Resolution.

ATTACHMENTS:

- Draft Resolutions
- Draft Landmark Designation Reports
- Designation Ordinances
- March 21, 2018 Case Report
- Resolutions 944, 945, and 946



SAN FRANCISCO PLANNING DEPARTMENT

Landmark Designations Case Report

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Hearing Date: March 21, 2018
Staff Contacts:

- a. Desiree Smith – (415) 575-9093
desiree.smith@sfgov.org
 - b. Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
 - c. Frances McMillen – (415) 575-9076
frances.mcmillen@sfgov.org
- Tim Frye – (415) 575-6822
tim.frye@sfgov.org

Reviewed By:

- a. Case No.: 2017-004023DES
Project Address: 228-248 Townsend Street
Zoning: SLI – SOMA Service – Light Industrial
Block/Lot: 3787/018
Property Owners: Richard and Janice Fiore Trust
238 Townsend Street
San Francisco, CA 94107

RAF Investments
238 Townsend Street
San Francisco, CA 94107
- b. Case No.: 2017-002874DES
Project Address: 457 Bryant Street
Zoning: SLI – SOMA Service – Light Industrial
Block/Lot: 3775/085
Property Owner: 298 Alabama LLC
168 Welsh Street
San Francisco, CA 94107
- c. Case No.: 2017-004129DES
Project Address: 500-504 Fourth Street
Zoning: SLI – SOMA Service – Light Industrial
Block/Lot: 3777/001
Property Owner: Hotel Utah Investments LLC
737 E. Francisco Blvd
San Rafael, CA 94925

PROPERTY DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

- a. 228-248 Townsend Street, historically known as the New Pullman Hotel, is located on a 110.5' by 77.5' lot on the north side of Townsend Street between Lusk and Clyde streets. Built in 1909, the property is a 2-story wood-frame mixed-use building with Renaissance and Baroque-influenced ornamentation. It is clad with flush wood siding on the east (Clyde Street) elevation, v-groove siding on the rear north elevation, and stucco siding on the west (Lusk Street) and south (Townsend Street) elevations. The first floor contains six storefronts and commercial spaces aligned with Townsend Street, each featuring a light well at the rear. Two entrances at the primary elevation feature iron gates that open to a stairwell leading up to second floor offices. Historically, the second floor contained 54 hotel rooms and 11 baths. The entrances are decorated with curved voids overhead. Other architectural features include a decorative entablature that surrounds all sides as well as wooden window surrounds and a belt course on the east façade. The surrounding neighborhood is comprised of a mixture of older and newer buildings of varying heights consisting of office, apartment, and retail uses. The property is located in the general vicinity of the Caltrain Depot, which was built in 1975 and replaced the former Southern Pacific Depot.
- b. 457 Bryant Street, historically known as the Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall is located on a 25' x 80' rectangular lot on the south side of Bryant Street, between 2nd and 3rd streets in San Francisco's South of Market neighborhood. Built in 1909, 457 Bryant Street is a 2-story wood-frame, mixed-use building designed in the Edwardian style. The rectangular building, clad in wood clapboard siding, is capped by a flat roof with projecting bracketed cornice. The primary façade faces north and includes two bays at the second story. Typical windows include fixed, wood-sash windows surmounted by transom at the first floor and double-hung wood-sash windows in angled bays framed by colonnettes at the second floor. The commercial entrance features a wood and glass double door with transom. The hall entrance features a pedimented, arched, inset entry with wood door. The surrounding neighborhood is dominated by a combination of older, small-scale commercial/warehouse buildings containing commercial storefronts on the ground floor and office/warehouse space above.
- c. 500-504 Fourth Street, historically known as the Hotel Aberdeen and the Hotel Carnot, is located on a 30' x 80' rectangular lot on the south side of Fourth Street, between Bryant and Welsh streets. Built in 1908, 500-504 Fourth Street is a 4-story wood-frame, mixed-use building designed in the Edwardian style. The rectangular building, clad in wood tongue and groove siding, is capped by a flat roof with projecting bracketed cornice with egg and dart and dentil molding. A prominent rounded bay is located on the corner of the building and angled bays are found on both street facing facades. Typical windows include one-over-one double hung sash wood windows throughout the building. Molding and ornamental millwork surrounds the window openings. Arched pediments are found above third floor window openings on the angled bays. The first floor consists of fixed storefront window systems with transoms on both the north and west elevations. The transom are currently obscured by awnings.

PROJECT DESCRIPTION

The case before the Historic Preservation Commission is the consideration of the initiation of landmark designation of three properties as San Francisco landmarks under Article 10 of the Planning Code, Section 1004.1, and recommending the Board of Supervisors approve of such designation. The three properties

are: 228-248 Townsend Street, historically known as the New Pullman Hotel; 104-106 South Park, 45-49 South Park, and 95 Jack London Alley, historically known as the Gran Oriente Filipino Hotel, Residence, and Masonic Temple Complex; 457 Bryant Street, historically known as the Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall; and 500-504 4th Street, historically known as Hotel Utah

ENVIRONMENTAL REVIEW STATUS

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

GENERAL PLAN POLICIES

The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

- OBJECTIVE 2: Conservation of Resources that provide a sense of nature, continuity with the past, and freedom from overcrowding.
- POLICY 4: 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.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations. Landmark designation will require that the Planning Department and the Historic Preservation Commission review proposed work that may have an impact on character-defining features. Both entities will utilize the *Secretary of Interior's Standards for the Treatment of Historic Properties* in their review to ensure that only appropriate, compatible alterations are made.

SAN FRANCISCO PLANNING CODE SECTION 101.1 – GENERAL PLAN CONSISTENCY AND IMPLEMENTATION

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies in that:

- a. The proposed designation of 228-248 Townsend Street, historically known as the New Pullman Hotel, will further Priority Policy No. 7 which states that landmarks and historic buildings be preserved. Landmark designation will help to preserve this important historical resource that is historically significant as one of the only remaining residential hotels built in the South of Market during the post 1906-earthquake and fire reconstruction period and which housed primarily itinerant and seasonal workers, in this case African American railroad workers including Pullman porters and maids.
- b. The proposed designation of 457 Bryant Street, historically known as the Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve this important historical resource that is significant as one of the early extant union halls in San Francisco and played an important role in the growth of organized labor in the city, and is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco.

- c. The proposed designation of 500-504 4th Street, historically known as Hotel Utah will further Priority Policy No. 7, that landmarks and historic buildings be preserved. Landmark designation will help to preserve this important historical resource that is significant as one of the only remaining residential hotels in SoMa and is representative of a pattern of the development in SoMa that began in the mid-1800s and continued through the post-1906 earthquake and fire reconstruction. The building is associated with the post-1906 Earthquake and Fire Reconstruction period and is architecturally significant for its Edwardian-style.

BACKGROUND / PREVIOUS ACTIONS

- a. 228-248 Townsend Street, historically known as the New Pullman Hotel was added to the Landmark Designation Work Program on August 17, 2016.
- b. 457 Bryant Street, historically known as the Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall was added to the Landmark Designation Work Program on August 17, 2016.
- c. 500-504 4th Street, historically known as Hotel Utah, Hotel Aberdeen, and the Hotel Carnot, was added to the Landmark Designation Work Program on August 17, 2016.

OTHER ACTIONS REQUIRED

If the Historic Preservation Commission adopts a resolution to initiate designation of the subject properties as Article 10 landmarks at its March 21, 2018 hearing and directs staff to finalize the landmark designation reports, a second Historic Preservation Commission hearing will be scheduled for the Commission's recommendation of approval of the designations. At the second hearing, if the Historic Preservation Commission recommends approval of the designations, its recommendation will be sent by the Department to the Board of Supervisors. The nomination would then be considered at a future Board of Supervisors hearing for formal Article 10 landmark designation.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

In the case of the initiation of a historic district, the Historic Preservation Commission shall refer its recommendation to the Planning Commission pursuant to Section 1004.2(c). The Planning Commission

shall have 45 days to provide review and comment on the proposed designation and address the consistency of the proposed designation with the General Plan, Section 101.1 priority policies, the City's Regional Housing Needs Allocation, and the Sustainable Communities Strategy for the Bay Area. These comments shall be sent to the Board of Supervisors in the form of a resolution.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

Section 1004.4 states that if the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days.

ARTICLE 10 LANDMARK CRITERIA

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

PUBLIC / NEIGHBORHOOD INPUT

There is no known public or neighborhood opposition to the designation of the four properties as Article 10 landmarks. The Department will provide any public correspondence received after the submittal of this report in the Historic Preservation Commission's correspondence folder.

PROPERTY OWNER INPUT

Property owners were notified of proposed landmark designation via U.S. Mail.

STAFF ANALYSIS

The case report and following analysis was prepared by Department staff. The Department has determined that the subject properties meet the requirements for Article 10 eligibility as individual landmarks. The justification for their inclusion is outlined below under the Significance and Integrity sections of this case report.

- a. 228-248 Townsend Street: The subject building appears to meet one of the Historic Preservation Commission's priorities for designation, *"the designation of properties with strong cultural or ethnic associations."* The subject buildings have strong associations with the African American community.

SIGNIFICANCE

Significant events and culture

The New Pullman Hotel is individually eligible for Article 10 landmark designation as one of the only remaining residential hotels built in the South of Market during the post 1906-earthquake and fire reconstruction period and which housed primarily itinerant and seasonal workers, in this case African American railroad workers including Pullman porters and maids. On a national scale, Pullman porters and maids established the first all-Black union in the country, contributed to the development of the African American middle class, and laid important foundations for the Civil Rights Movement. 228-248 Townsend Street is the only known property in San Francisco that contains strong associations with Pullman porters and maids.

PERIOD OF SIGNIFICANCE

The Period of Significance for the New Pullman Hotel is 1909-1964, reflecting the year of construction through the years it served as a primary lodging venue for African American railroad workers, and ending in 1964 when the Civil Rights Act was enacted and barriers to public accommodations began to lift for African Americans.

INTEGRITY

For properties significant for historical or cultural associations, the important aspects of integrity that need to be present are generally location, design, feeling and association. The aspects of integrity which are generally less important for such sites include setting, materials, and workmanship. One test to apply when evaluating integrity of a historic property is to assess if someone who was familiar with the property when it was important within its historic context would recognize it if they visited today. Despite alterations, the building remains in its original location and retains integrity of setting as it sits within the South End Historic District, significant for its association with industrial development and warehouse architectural form. While the former Southern Pacific Depot (constructed in 1914, not extant) that was once adjacent to the New Pullman Hotel was demolished, it was replaced by the Caltrain Depot in 1975, constructed one block away from the site of the original train depot. The building also retains enough of its original design and intact physical material to be recognizable to former occupants of the New Pullman Hotel. Remaining features include its two-story rectangular plan, regular fenestration pattern, commercial storefronts at ground level, and decorative entablature surrounding all sides. The east façade retains the most physical integrity as it appears to retain original wooden window surrounds, decorative entablature, wooden windows and belt course. The property retains sufficient feeling and association to convey its original use as commercial on the ground floor and hotel on the second floor (at least from the exterior; the second floor interior space, however, has been significantly altered).

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. The Landmark Designation Report lists exterior character defining features of the three buildings on page 18.

BOUNDARIES OF THE LANDMARK SITE

The boundaries of the landmark sites encompass all of and are limited to Assessor's Block 3787 Lot 018.

- b. 457 Bryant Street: the subject building does not appear to meet the Historic Preservation Commission's priorities for designation, however the building is significant for its association with important events and for its architecture.

SIGNIFICANCE

Significant events and architecture

The Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall is individually eligible for Article 10 landmark designation for its association with events and architecture. As one of the early extant union halls in San Francisco, it played an important role in the growth of organized labor in the city. Constructed shortly after the 1906 Earthquake and Fire, the building is also associated with the post disaster reconstruction era in San Francisco.

PERIOD OF SIGNIFICANCE

The Period of Significance for the Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall is 1909-1973 reflecting the year of the first union meeting in the building until the union's move to Oakland in 1973.

INTEGRITY

The seven aspects of integrity used by the National Register of Historic Places, the California Register of Historical Resources, and Article 10 of the Planning Code are: location, design, materials, workmanship, setting, feeling, and association in relation to the period of significance above. The buildings retain sufficient integrity to convey its association with its original design, use, and period of construction.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. The Landmark Designation Report lists exterior character defining features of the three buildings on page 15.

BOUNDARIES OF THE LANDMARK SITE

The boundaries of the landmark sites encompass all of and are limited to Lot 085 in Assessor's Block 3775.

- c. 500-504 4th Street: the subject building does not appear to meet the Historic Preservation Commission's priorities for designation; however the building is significant for its association with important events and for its architecture.

SIGNIFICANCE

Significant events and architecture

The Hotel Utah is individually eligible for Article 10 landmark designation for its association with events and architecture. Hotel Utah is a rare remaining example of the numerous residential hotels built in the South of Market neighborhood in the late nineteenth and early twentieth centuries. Constructed largely to house itinerant and seasonal workers employed in nearby factories, industries and along the waterfront, the hotel is emblematic of a pattern of the development in SoMa that began in the mid-1800s and continued through the post-1906 earthquake and fire reconstruction. With its ornate millwork, rounded and angled bays, the Hotel Utah is also a striking example of Edwardian style architecture commonly employed in the design of residential hotel buildings constructed during the period.

PERIOD OF SIGNIFICANCE

The Period of Significance for Hotel Utah is 1908-1947 reflecting the year the building was constructed through the end of World War II when employment along the waterfront and in neighborhood industries declined and the need for housing in the South of Market Area diminished.

INTEGRITY

The seven aspects of integrity used by the National Register of Historic Places, the California Register of Historical Resources, and Article 10 of the Planning Code are: location, design, materials, workmanship, setting, feeling, and association in relation to the period of significance above. The buildings retain sufficient integrity to convey its association with its original design, use, and period of construction.

CHARACTER-DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. The Landmark Designation Report lists exterior character defining features of the three buildings on page 8.

BOUNDARIES OF THE LANDMARK SITE

The boundaries of the landmark sites encompass all of and are limited to Assessor's Block 3777 Lot 001.

PLANNING DEPARTMENT RECOMMENDATION

- a. 228-248 Townsend Street: based on the Department's analysis, the New Pullman Hotel is individually eligible for Article 10 landmark designation for its association with events. The property is representative of a pattern of development in the South of Market neighborhood that began in the nineteenth century and continued through the post-1906 earthquake and fire reconstruction period. It is also significant as the only hotel in San Francisco that openly welcomed African American railroad workers, including Pullman porters and maids, during the first half of the twentieth century. It is the only known building in the city that has significant associations with Pullman porters and maids, who at the national scale contributed to the rise of the African American middle class in America, established the country's first all-Black labor union – the Brotherhood of Sleeping Car Porters – and laid important foundations for subsequent civil rights achievements nationwide. In addition,

Designation of the New Pullman Hotel also appears to meet one of the HPC's priorities for designation: properties with strong cultural or ethnic associations. Staff recommends approval of the proposed landmark designation.

- b. 457 Bryant Street: based on the Department's analysis, the Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall is individually eligible for Article 10 landmark designation for its association with events and architecture. As one of the early extant union halls in San Francisco, it played an important role in the growth of organized labor in the city. Constructed shortly after the 1906 Earthquake and Fire, the building is also associated with the post disaster reconstruction era in San Francisco. Designation of the Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall does not appear to meet the Historic Preservation Commission's priorities for designation, however the building is significant for its association with important events and for its architecture. Staff recommends approval of the proposed landmark designation.
- c. 500-504 4th Street: based on the Department's analysis, the Hotel Utah is individually eligible for Article 10 landmark designation for its association with events and architecture. The Hotel Utah is a rare remaining example of the numerous residential hotels built in the South of Market neighborhood in the late nineteenth and early twentieth centuries. Constructed largely to house itinerant and seasonal workers employed in nearby factories, industries and along the waterfront, the hotel is emblematic of a pattern of the development in SoMa that began in the mid-1800s and continued through the post-1906 earthquake and fire reconstruction. The Hotel Utah is a striking example of Edwardian style architecture commonly employed in the design of residential hotel buildings constructed during the post-earthquake period. Designation of the Hotel Utah does not appear to meet the Historic Preservation Commission's priorities for designation, however the building is significant for its association with important events and for its architecture. Staff recommends approval of the proposed landmark designation.

The Historic Preservation Commission may recommend approval, disapproval, or approval with modifications of the proposed designations of 228-248 Townsend Street; 457 Bryant Street; and 500-504 4th Street as San Francisco landmarks under Article 10 of the Planning Code to the Board of Supervisors pursuant to Planning Code Section 1004.1. If the Historic Preservation Commission approves the designation, a copy of the motion of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.4). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

ATTACHMENTS

- A. Exhibits
- B. Draft Landmark Designation Reports
- C. Draft Motions initiating designations
- D. Draft Landmark Designation Ordinances

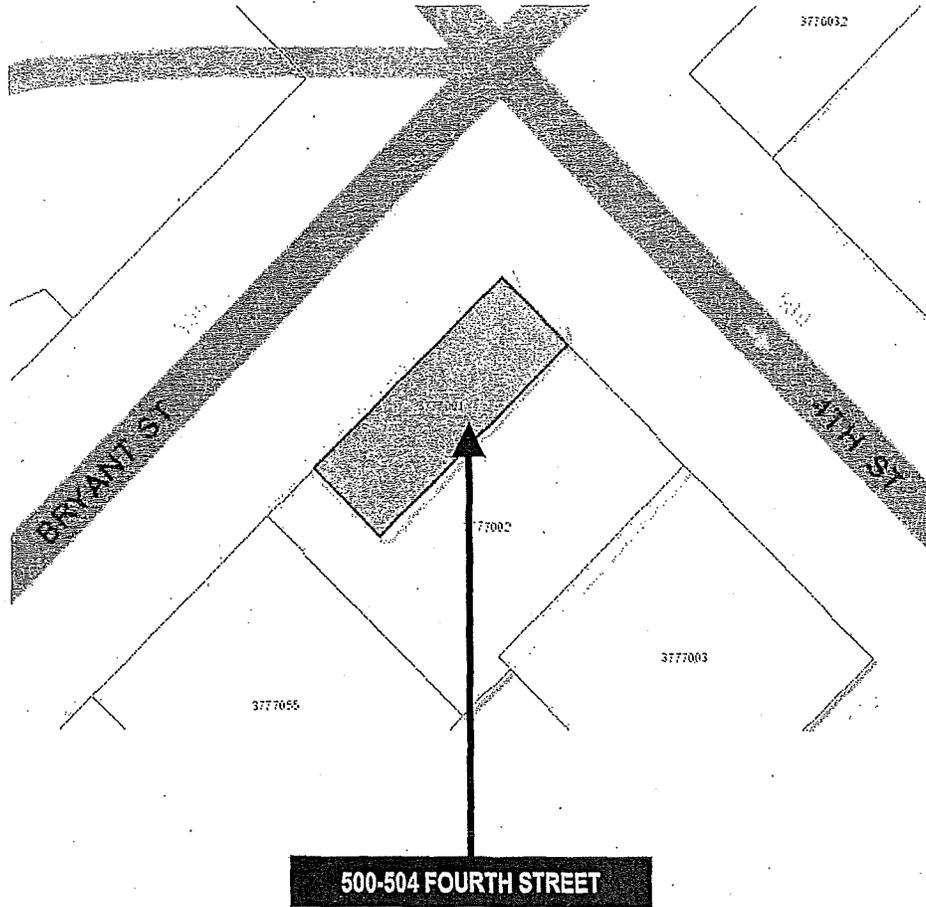
Site Photo



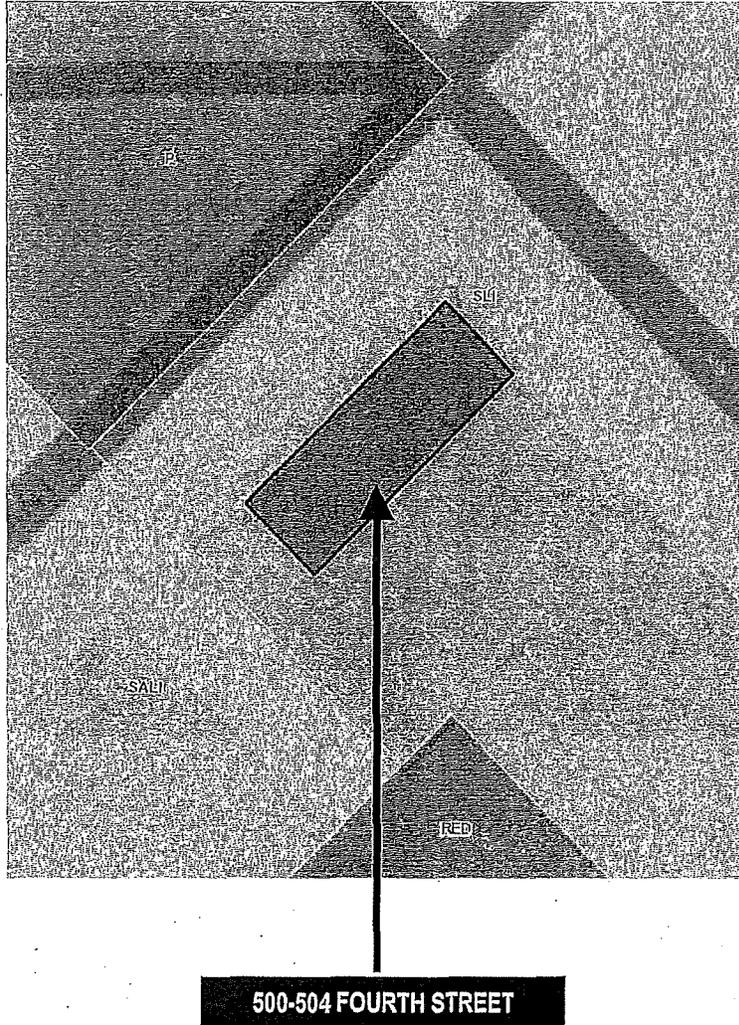
500-504 FOURTH STREET
HOTEL UTAH

Article 10 Landmark Designation
Case Number 2017-004129DES
Hotel Utah
500-504 Fourth Street

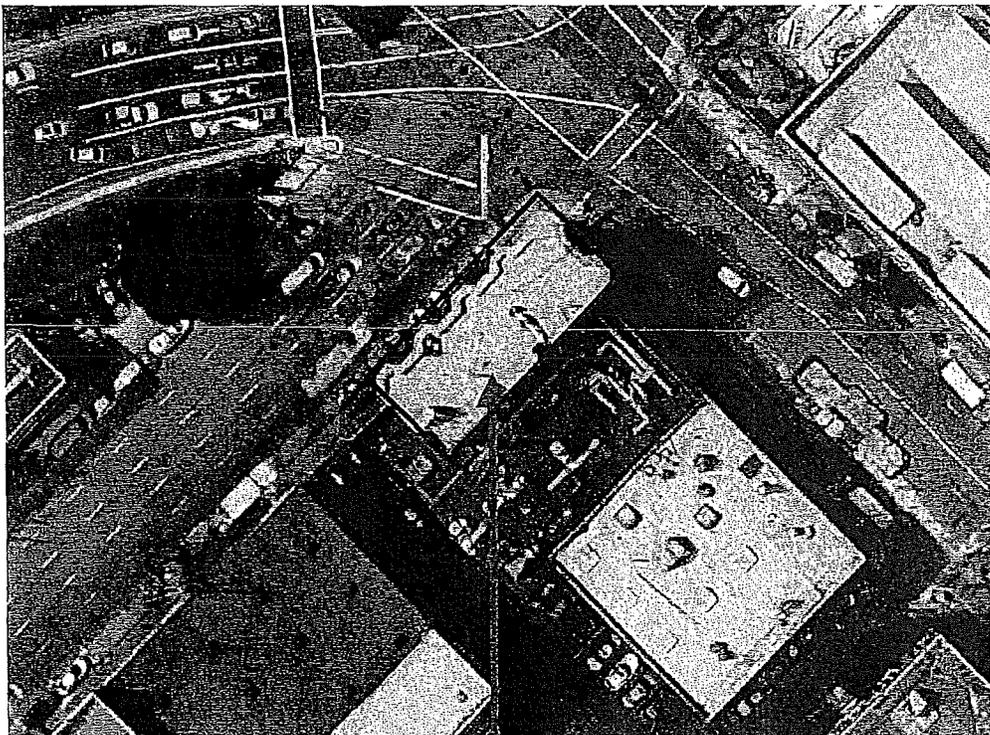
Parcel Map



Zoning Map



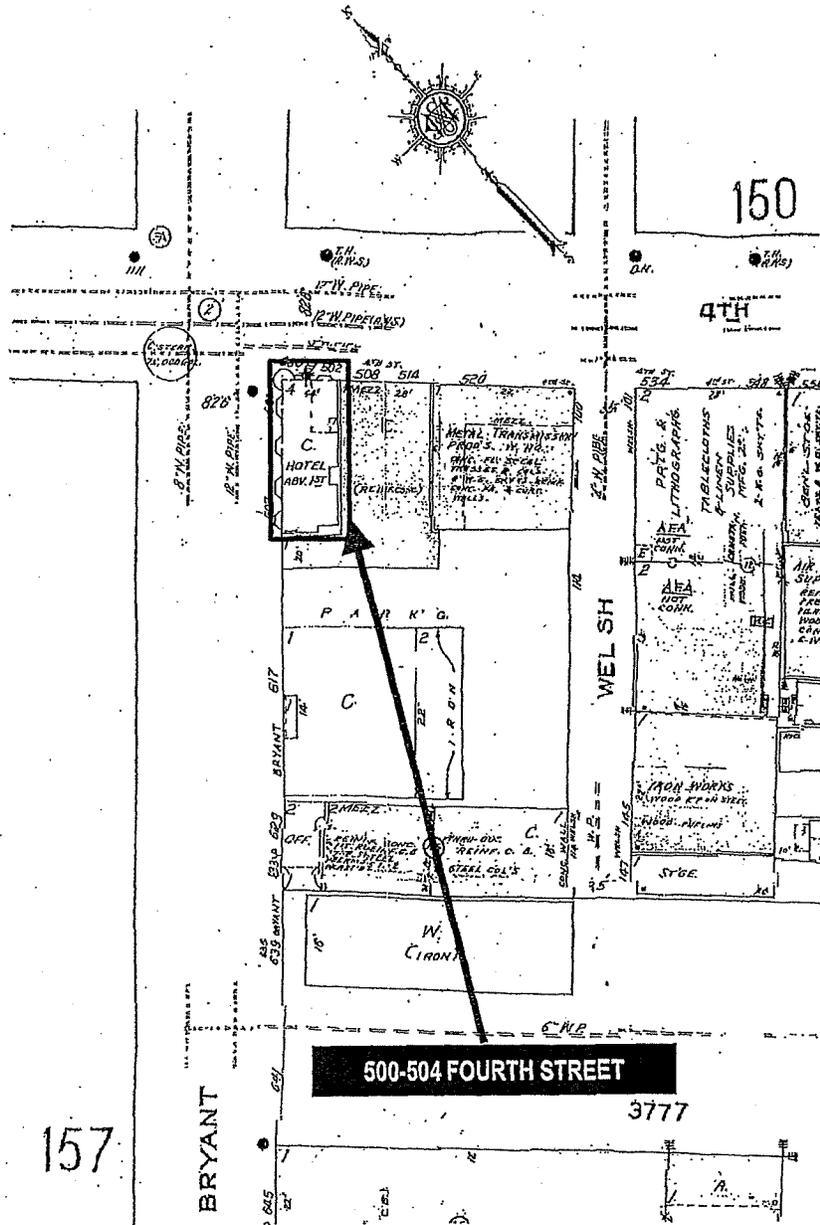
Aerial Photo



500-504 FOURTH STREET

Article 10 Landmark Designation
Case Number 2017-004129DES
Hotel Utah
500-504 Fourth Street

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



DRAFT
LANDMARK DESIGNATION REPORT



Hotel Utah

Historically known as Hotel Aberdeen and Hotel Carnot

500-504 Street

DRAFT Article 10 Landmark Designation Report submitted to the Historic Preservation Commission March 21, 2018.

Landmark No. XXX

Cover: Hotel Utah, 2017

The Historic Preservation Commission (HPC) is a seven-member body that makes recommendations to the Board of Supervisors regarding the designation of landmark buildings and districts. The regulations governing landmarks and landmark districts are found in Article 10 of the Planning Code. The HPC is staffed by the San Francisco Planning Department.

This Draft Landmark Designation Report is subject to possible revision and amendment during the initiation and designation process. Only language contained within the Article.10 designation ordinance, adopted by the San Francisco Board of Supervisors, should be regarded as final.

Hotel Utah

500-504 4th Street

Built: 1908

Architects: J.F. Deininger

CRITERIA FOR DESIGNATION

Events: Associated with events that have made a significant contribution to the broad patterns of our history.

Architecture: embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction.

PERIOD OF SIGNIFICANCE

1908-1947

The Period of Significance for Hotel Utah is 1908-1947 reflecting the year the building was constructed through the end of World War II when employment along the waterfront and in neighborhood industries declined and the need for housing in the South of Market Area diminished.

STATEMENT OF SIGNIFICANCE

The Hotel Utah is a rare remaining example of the numerous residential hotels built in the South of Market neighborhood in the late nineteenth and early twentieth centuries. Constructed largely to house itinerant and seasonal workers employed in nearby factories, industries and along the waterfront, the hotel is emblematic of a pattern of the development in SoMa that began in the mid-1800s and continued through the post-1906 earthquake and fire reconstruction. The hotel is particularly notable for surviving the large-scale redevelopment of South of Market during the mid-twentieth century during which much of the building stock, including nearly all the residential hotels, dating to the period when the neighborhood served as the city's industrial and manufacturing center was razed. With its ornate millwork, rounded and angled bays, the Hotel Utah is also a striking example of Edwardian style architecture commonly employed in the design of residential hotel buildings constructed during the period.

HISTORIC CONTEXT STATEMENT

South of Market

Following the discovery of gold near San Francisco in 1848, the city's population grew from several hundred to nearly 35,000 in the span of a few years. Many of the newcomers, having arrived from across the globe in search of fortune, resided in large camps made up of tents and temporary wooden shelters established in today's South of Market neighborhood by the early 1850s. These makeshift communities were eventually replaced by more permanent buildings and infrastructure, including more substantial piers and wharves along the nearby waterfront and the establishment of several foundries.¹ The South of Market area quickly became the center of industrial production in San Francisco and the major west coast industrial supplier of mining equipment, heavy machinery and other goods to the western states. By 1875, forty-two foundries could be found in SoMa. A great number of warehouses were built to store imported goods and products awaiting export from the city, and smaller manufacturing operations could also be found amidst the larger warehouses.²

Along with the construction of factories and warehouses, boarding and lodging houses sprang up to accommodate the employees of SoMa's growing industries.³ From the 1860s through the 1920s, residential hotels were built in great numbers to house the increasing population of seasonal laborers and employees, primarily single men, of the nearby factories, mills, warehouses and along the waterfront.⁴ One-quarter of the city's boarding houses and half of the city's 655 lodging houses were located South of Market by 1870. A great number of boarding houses and hotels were located along Mission Street between 3rd and 9th streets.

Typically built of wood-frame or brick masonry construction, residential hotels in SoMa were usually two to four stories in height and often had a raised basement level and flat roofs. Those erected after 1915 may have been built of reinforced concrete or steel frame construction with smooth stucco cladding. Most featured double-hung wood sash windows and Classical Revival design influences, particularly those of the Edwardian style, which include roofline cornices and the use of Classical motifs like "applied shield, cartouche and swag ornaments."⁵ Residential hotels frequently housed a small hotel lobby and saloons or other commercial businesses on the first floor with the upper floors devoted to lodging.⁶ They are dispersed throughout SoMa but most commonly found on corners south of Harrison Street or in close proximity to Mission and Howard Streets west of 5th Street.⁷

¹ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 18-20.

² Ibid., 22; Central SoMa Historic Context Statement and Historic Resource Survey, San Francisco, CA, March 16, 2015, 9-10.

³ Central SoMa Historic Context Statement and Historic Resource Survey, San Francisco, CA, March 16, 2015, 9-12.

⁴ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 44, 84; "South of Market Building up Rapidly," *The Call*, 11/09/1912; Dineen, J.K. *High Spirits: the Legacy Bars of San Francisco*. Berkeley: Heyday, 2015, 72.

⁵ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 48-49.

⁶ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 42-43; Central SoMa Historic Context Statement and Historic Resource Survey, San Francisco, CA, March 16, 2015, 11; Groth, Paul. *Living Downtown: The History of Residential Hotels in the United States*. Berkeley: University of California Press, 1994, 154-155.

⁷ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 48-49.

By the mid-nineteenth century, South of Market was a bustling and self-contained community. Several churches, social organizations, schools, hospitals and other welfare institutions, along with stores and saloons served a population that by 1900 had grown to 62,000 people, making it the most densely populated section of the city.⁸ SoMa was only a temporary home for many, but not all the residents were seasonal laborers living in boarding houses and residential hotels. Residential pockets of two-story single-family dwellings, row houses and flats could also be found amidst the manufacturers and commercial operations. By the turn of the century the building stock in the block bounded by 3rd, 4th, Bryant and Harrison streets, adjacent to the site of the future Hotel Utah, was primarily row houses and two-story residences.⁹

South of Market, like much of San Francisco, was devastated by the 1906 earthquake and fire. Only a few buildings in the neighborhood, primarily built of steel-frame construction, survived. The disaster destroyed all of SoMa's lodging houses and decimated the neighborhood's population.¹⁰ Following the quake and fire, San Francisco again saw a massive influx of people as temporary workers arrived in the city to aid in the reconstruction. Prior to 1906, 20,000 seasonal building trade workers were employed in the city. Following the disaster that number rose to 60,000. Residential hotels, boarding and lodging houses were again in demand to house the growing labor force. New hotels were constructed in great numbers and many were located on large corner lots and followed the building plan consisting of first floor commercial space with lodging on the upper levels established in years prior to the quake. The newly arrived workers constructed fifty-eight hotels and eighty lodging houses by 1907, with the greatest concentration located between First, Sixth, Market and Bryant streets and the largest number along 3rd, Howard and Folsom streets.

As was the case prior to the quake and fire, hotels, apartment buildings and residences could be found interspersed between warehouses, manufacturers, and wholesaling businesses, but residential construction was limited. Reconstruction in SoMa focused on reestablishing the neighborhood's industrial and commercial businesses and many of the 62,000 people who lived in the neighborhood at the turn of the century settled in other parts of San Francisco or the Bay Area. SoMa's population eventually grew to significant numbers, but it never regained its pre-quake and fire magnitude. In 1910, 24,000 people resided in the neighborhood and by 1914, 40,000 single men were living in SoMa.¹¹

A 1908 San Francisco *Chronicle* article reported that "the city has gone far enough with office buildings for the present and the real needs of the down-town district are lodging-houses and hotels." The article noted that prior to the quake several downtown streets were lined with "hotels and lodging houses above stores" and that the same type of building would "prove a profitable investment as compared with other buildings." The article went on to state that investors from outside San Francisco were putting their money in new construction and cited JF Deininger, identified as a brewer from Vallejo, as one example.

⁸ *Ibid.*, 25-26, 37.

⁹ Central SoMa Historic Context Statement and Historic Resource Survey, San Francisco, CA, March 16, 2015, 12; Averbach, Alvin, *San Francisco's South of Market District, 1850-1950: The Emergence of Skid Row*, California Historical Quarterly, Vol. 52, No. 3 (Fall, 1973), 204.

¹⁰ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 11.

¹¹ Central SoMa Historic Context Statement and Historic Resource Survey, San Francisco, CA, March 16, 2015, 11, 26-28; Groth, 153; Dineen, 72; Averbach, 204.

Architect and Architecture

JF Deininger purchased a lot on the southwest corner of Fourth and Bryant streets and "intends to build a hotel with stores beneath."¹² Deininger may be a member of the Vallejo brewing family of the same name, but is identified in records related to 500-504 4th Street and in several city directories as an architect or architectural engineer. Further research is necessary to determine the breadth of Deininger's career as little biographical information was uncovered during the writing of this report. In 1908, Deininger purchased the property from the estate of Ellen Ruddy for \$12,100. He designed and built a wood-frame four story building with 43 lodging rooms, and following the common pattern for residential hotels and as noted in the *Chronicle*, three commercial spaces were located on the ground floor.¹³

MODERN rooming-house of 42 rooms; corner building; hot and cold water, gas and electricity; rent \$155; 5-year lease; price \$3000; principals only. 504 Fourth St.

1909 San Francisco Chronicle advertisement for 504 4th Street

Edwardian Architectural Style

Many residential hotels constructed immediately after the earthquake were designed in styles popular during the Edwardian era. The term "Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival and the Beaux-Arts style.¹⁴ All five strands reflected a movement away from the ornately embellished buildings constructed during the Victorian period (c. 1825-1901) towards buildings with simpler, more handcrafted details. In San Francisco, the term "Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the 20th century. Edwardian style buildings were constructed prior to the 1906 earthquake and fire, however it was an extremely common style used in the post-disaster reconstruction. Edwardian buildings are highly concentrated in areas that were rebuilt after the earthquake and fire, including the South Park, South of Market, downtown and much of the Mission neighborhoods. Residential hotels constructed after the earthquake and fire often included rounded corner bay windows, angled bay windows and projecting cornices characteristic of the Edwardian period. Frequently they had centrally located entrances accessing a lobby with stairs to the upper floors. The Hotel Utah, with its prominent rounded corner bay, projecting cornice and canted bay windows, exhibits typical characteristics of the Edwardian style.¹⁵

¹² Eastern Money for the City, San Francisco Chronicle, April 4, 1908, 8.

¹³ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 42-43; Groth, 154-155; DPR 523A, 1997, 2009.

¹⁴ San Francisco Preservation Bulletin No. 18, Residential and Commercial Architectural Periods and Styles in San Francisco, January 2003.

¹⁵ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 55-56.

Hotel Aberdeen and Hotel Carnot

The hotel operated initially under the name Hotel Aberdeen. By 1916 it was known as the Hotel Carnot and by 1945 the name had been changed to the Hotel Utah.¹⁶ Census and city directory listings indicate the largely single male occupants of the hotel were employed as skilled and semi-skilled

workers. In 1910, the fifteen tenants listed in the census were a mix of American and European born men and one woman.¹⁷ The 1920 census lists 32-year-old Margaret Engle as the hotel manager and her husband Clarence as an electrician for the railroad. Listed occupations of the tenants include peddlers, ropemakers, clerks, mechanics and laborers.¹⁸ Early occupants of the ground floor commercial spaces included a barber and a saloon, O'Connor and Faherty's, which operated from the building for several years. Saloon owner Michael Faherty resided at the hotel part of the time the bar was in operation.¹⁹ Commercial operations in the building weren't limited to the ground floor. According to newspaper advertisements, a manicure and massage parlor operated out of hotel rooms as early as 1908.²⁰

Electrician	Philomena	3
Hotel Manager		0A
Shipfitter	Ship work	3
Barber	general	3
Laborer	Pike Hill	5
Laborer	Warehouse	5
Mechanic	Warehouse	5
Drummer	Truck driver	5
Barber	Warehouse	5
Electrician	general	5
Iron Worker	Iron shop	3
Laborer	Warehouse	5
man		
Laborer	warehouse	5

1920 census record listing occupations of hotel tenants

The hotel was located in an ideal location for the employees of the ever-expanding number of factories and warehouses in SoMa. A 1912 article in *The Call* noted the section of Fourth Street from Mission to Harrison Street, a few blocks from the site of the hotel, formerly populated by "cheap hotels, poor tenements and small squalid homes," was developing into an area of "costly factories and tall steel frame hotels." The article remarked on the convenience of Fourth Street to "all the big factories and warehouses along Third, Second and First streets and the wholesale district extending down to the waterfront. The immediate neighborhood of Fourth Street is also becoming a factory center." Many of the new and existing industrial and commercial operations were within walking distance of the hotel and employed hundreds of people. At the time of the article's publication, the Shreve factory was under construction near the hotel and reportedly could to employ as many as 500 people. According to *The Call*, in anticipation of its opening and to accommodate the other growing businesses, a large garage was built on 4th at Harrison to accommodate employees' cars.²¹

SoMa remained a housing center for temporary and seasonal workers during much of World War I, but with the mechanization of the workplace and the shift to automobile and truck transport from the

¹⁶ Crocker-Langley San Francisco Directory 1916, 1945.

¹⁷ DPR 523A, 1997, 2009; 1910 United States Census

¹⁸ DPR 523A, 1997, 2009; 1920 United States Census; 1923 City Directory

¹⁹ Crocker-Langley San Francisco Directory 1916, 1945.

²⁰ San Francisco Chronicle, November 11, 1908, 13.

²¹ "South of Market Building up Rapidly," *The Call*, 11/09/1912.

streetcar and the railroad after the war, shipping, manufacturing and other firms moved outside the city. Changes in employment and labor practices including shorter workdays and a longer term workforce, as opposed to short term or seasonal workers, allowed for commuting longer distances and the need for downtown housing decreased. As historian Paul Groth notes, "suburban employment surged for people with cars." White collar employment continued to thrive downtown, but blue-collar jobs declined by 40,000 people between 1918 and 1921 leading to a decrease in investments in housing and residential occupation. No rooming or boarding houses were constructed in downtown San Francisco following World War I.²²

Following World War II, SoMa remained a neighborhood of low-income single men and retirees, but with the lack of investment in the neighborhood and the decline of jobs along the waterfront, the neighborhood was seen as an area primed for development. Urban renewal projects conceived in the 1950s and carried out over the course of more than four decades, decimated the residential hotel stock in the city as blocks were cleared for the construction of the complex of buildings that make up the Yerba Buena Center. Today, newly arrived families make up a large proportion of hotel residents and well as retired Asian laborers who live in hotels seasonally.²³

Hotel Utah

The Hotel Utah remained in operation as South of Market evolved. Beginning in the late 1930s a saloon owned and operated by Ernest Pelli known as the Transbay Café, in reference to the nearby ramps to the recently constructed Bay Bridge, was located in the hotel (1943 directory). According to local lore, it was during the 1930s the antique bar was installed in the building.²⁴ Al Opatz purchased the saloon from Pelli in 1945 and re-named it Al's Trans-Bay. The bar catered to blue-collar workers and was frequented by the Delta Club, a duck hunting club, whose members included the Joe Dimaggio's brothers. Dimaggio, Marilyn Monroe and Bing Cosby were also known to frequent the bar.



Hotel Utah, 2017

Opatz sold the building in 1977 to movie producer and screenwriter Paul Gaer. Gaer expanded the bar so it occupied the two other ground floor commercial spaces and renamed it the Hotel Utah. The saloon hosted a wide range of internationally known musicians and stand-up comedians including Robin Williams, PJ Harvey, Whoopi Goldberg, Guns N' Roses. Gaer transformed the hotel rooms from spaces long occupied by drug dealers into residences for artists and musicians. During Gaer's ownership the bar became a central gathering place for photographers working at New Lab, a photo

²² Groth, 182, 270.

²³ Groth, 11 156; Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009, 67.

²⁴ DPR 5234A, 1997.

lab located across the street. The management accommodated the daily crowd of photographers by installing lightboxes behind the bar so their patrons edit their work while enjoying a drink.²⁵

During the 1990, SoMa transformed from an industrial and manufacturing section of the city to a high-tech center. In the 1990s, the population grew nearly 80%. By 2000, nearly 13,500 people were living South of Market. Many of the spaces that once held SoMa's manufacturing, commercial distribution, and industrial business have been converted to residential and office use. Old building stock has been demolished to allow for the construction of new buildings to keep up with the demand for housing and the creation of live/work spaces.²⁶

INTEGRITY

The seven aspects of integrity used by the National Register of Historic Places, the California Register of Historical Resources, and Article 10 of the Planning Code are: location, design, materials, workmanship, setting, feeling, and association in relation to the period of significance above.

The building has undergone some external modifications since construction, including changes to the storefront window openings and entrances on the ground floor, and the loss of a dome that capped the corner bay, but the alterations do not impact the overall integrity of the building's design, materials, and workmanship. The first floor storefront alterations

As it was historically, 500-504 4th Street is largely surrounded by one to three-story largely industrial buildings. Numerous structures were demolished during for the construction of the Interstate 80 ramp located across from the hotel on Bryant Street. The building remains in its original location and continues to function as a residential hotel with a saloon on the ground floor. Overall, the exterior of the building retains sufficient integrity to convey its original use, design, and period of construction.

BOUNDARIES OF THE LANDMARK SITE

Encompassing all of and limited to Lot 001 in Assessor's Block 3007.

CHARACTER DEFINING FEATURES

Whenever a building, site, object, or landscape is under consideration for Article 10 Landmark designation, the Historic Preservation Commission is required to identify character-defining features of the property. This is done to enable owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. Character-defining features include all primary exterior elevations, form, massing, structure, architectural ornament and materials identified as:

- Four-story, rectangular building plan
- Wood tongue and groove siding
- Finishes, including painted siding and millwork
- Existing window and door openings on the street facing (north and east) elevations
- Angled and rounded bays
- Flat roof with projecting bracketed cornice with egg and dart and dentil molding

²⁵ Dineer, 75.

²⁶ Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009,1.

- Pediments above bay windows
- Molding and ornamental millwork surrounding windows and located on bays
- One-over-one double hung wood windows with ogee lugs
- Brackets beneath second floor bays
- Multi-lite transom on north and east elevations (currently obstructed by awnings)

SUPPORTING DOCUMENTATION

Page & Turnbull, South of Market Historic Context Statement, San Francisco, CA, June 30, 2009.

Page & Turnbull, Central SoMa Historic Context Statement and Historic Resource Survey, San Francisco, CA, March 16, 2015.

Groth, Paul. Living Downtown: The History of Residential Hotels in the United States. Berkeley: University of California Press, 1994.

Tobriner, Stephen. Bracing for Disaster: Earthquake-Resistant Architecture and Engineering in San Francisco, 1838-1933. Berkeley: Heyday Books, 2006.

Department of Parks and Recreation Primary Records, 500-504 Fourth Street, July 16, 1997; June 2009.

San Francisco City Directories

U.S. Census

San Francisco Chronicle

The Call

South of Market Area Historic Resource Survey, San Francisco, CA,

PROPERTY INFORMATION

Historic Name: Hotel Aberdeen, Hotel Carnot, Hotel Utah

Address: 500-504 4th Street

Block and Lot: 3777/001

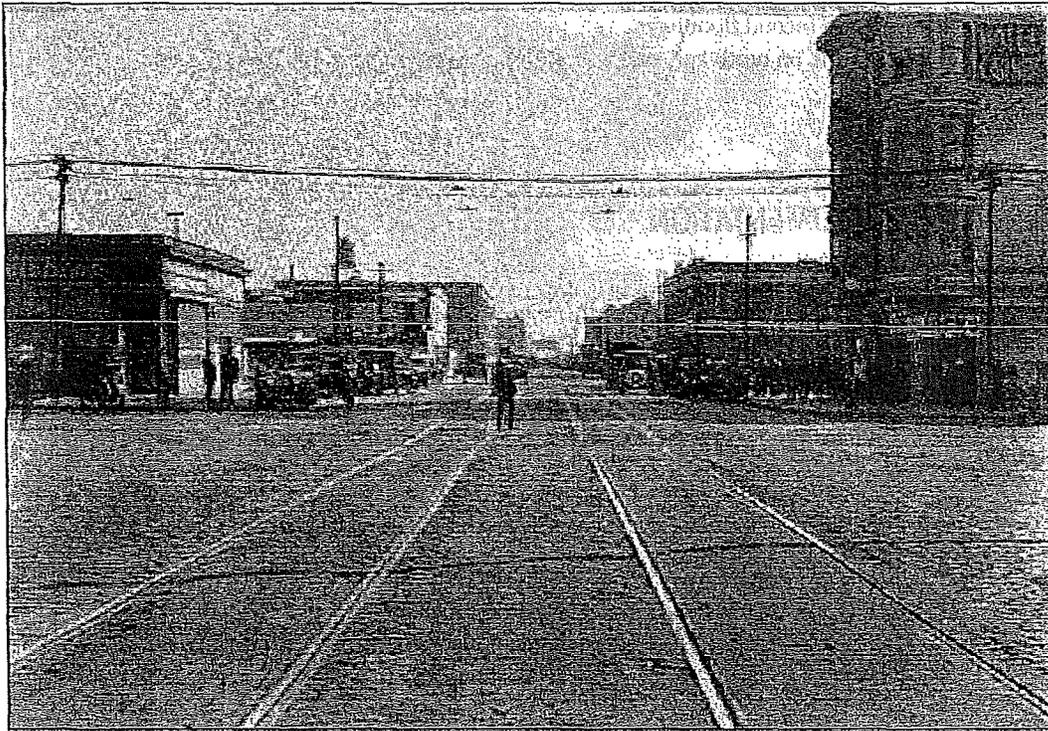
Owner: Hotel Utah Investments LLC

Original Use: Residential Hotel and Commercial

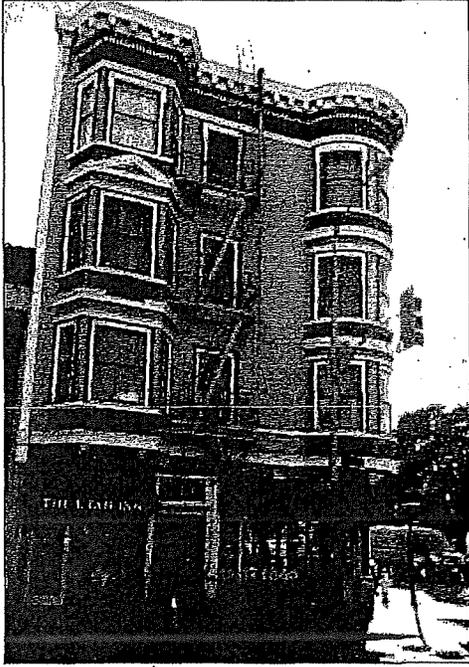
Current Use: Hotel Commercial

Zoning: SLI - SOMA Service - Light Industrial

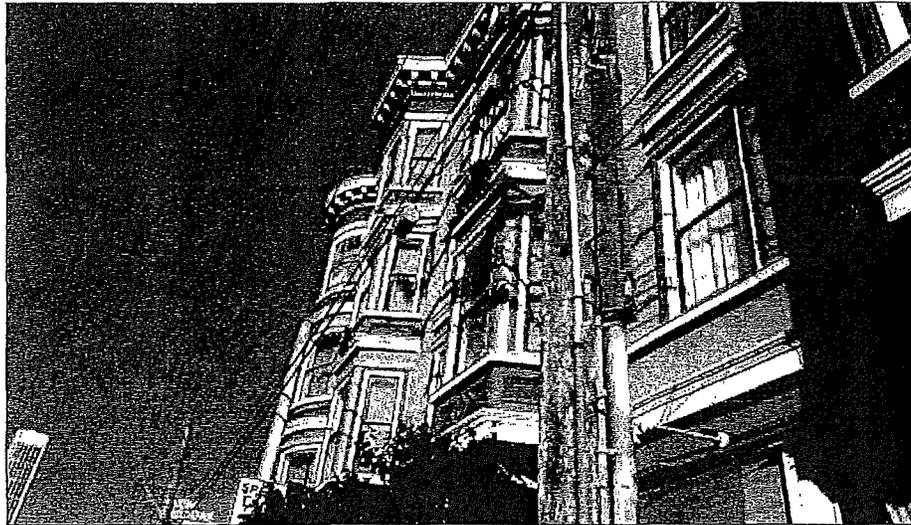
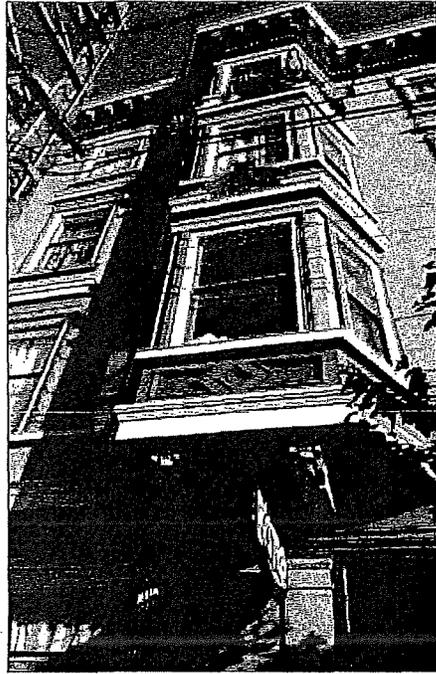
PHOTOGRAPHS



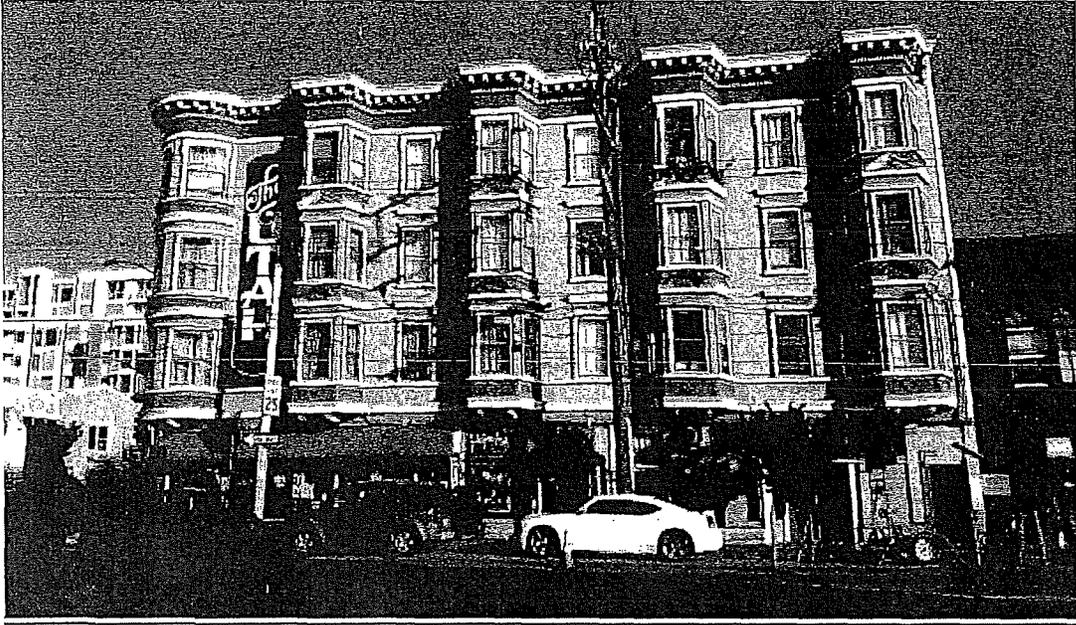
Hotel Carnot, 1923, Bancroft Library, University of California, Berkeley



Hotel Utah, 2017



Hotel Utah, 2017



Hotel Utah, 2017

ACKNOWLEDGEMENTS

San Francisco City and County

Mark E. Farrell, Mayor

Jane Kim, District 6 Supervisor

Historic Preservation Commissioners

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Vice-President: Aaron Jon Hyland

Commissioners:

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Richard S.E. Johns

Diane Matsuda

Jonathan Pearlman

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Tim Frye, Historic Preservation Officer

Project Staff

Frances McMillen, Senior Planner

Additional Support

Desiree Smith, Senior Planner, Shannon Ferguson, Senior Planner

Photography

All contemporary photography by Planning Department staff unless stated otherwise

March 13, 2018

Andrew Wolfram, President
San Francisco Historic Preservation Commission
Attn: Frances McMillen, Senior Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear President Wolfram and Members of the Commission:

On behalf of San Francisco Heritage, I write in enthusiastic support of the nomination of the Hotel Utah for designation as a San Francisco City Landmark. Built in 1908, the hotel is not only a striking example of Edwardian-style architecture, but also possesses intangible significance as home to a succession of saloons occupying the ground-floor commercial space for over a century.

Constructed to house itinerant and seasonal workers employed in nearby factories, the Hotel Utah is a rare survivor of SoMa's early development between the mid-1800s and the post-1906 earthquake and fire reconstruction. As described by J.K. Dineen in Heritage's 2015 book, *High Spirits: The Legacy Bars of San Francisco* (co-published with Heyday), "The Hotel Utah has survived Prohibition, the building of the Bay Bridge, and the slow decline of the smokehouses, breweries, and metal shops that once thrived in the South of Market. It outlasted the bathhouses of the 1970s, the rave scene of the 1990s, [and] the dot-com bust of 2000." It is especially noteworthy that the building escaped demolition during the redevelopment frenzy of the mid-twentieth century that razed nearly all the residential hotels in SoMa.

Significantly, the building's namesake saloon on the ground floor was among the first twenty-five "Legacy Bars and Restaurants" identified by San Francisco Heritage when we launched the program in January 2013. Although not yet listed on the city's official Legacy Business Registry, the saloon's history and legend contributes an important layer of intangible heritage to the building's significance.

As the South of Market neighborhood braces for the next wave of development envisioned by the Central SoMa Plan, the Hotel Utah deserves recognition and protection as a San Francisco City Landmark.

Sincerely,



Mike Buhler
President & CEO



SAN FRANCISCO PLANNING DEPARTMENT

2018 JUL -9 PM 3:51

July 2, 2018

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
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San Francisco, CA 94102

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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 4th 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

Pages 1647 - 1694 intentionally left blank

