



SAN FRANCISCO PLANNING DEPARTMENT

Article 11 Initiation Case Report

Change in Article 11 Designation

HEARING DATE: APRIL 18, 2018

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

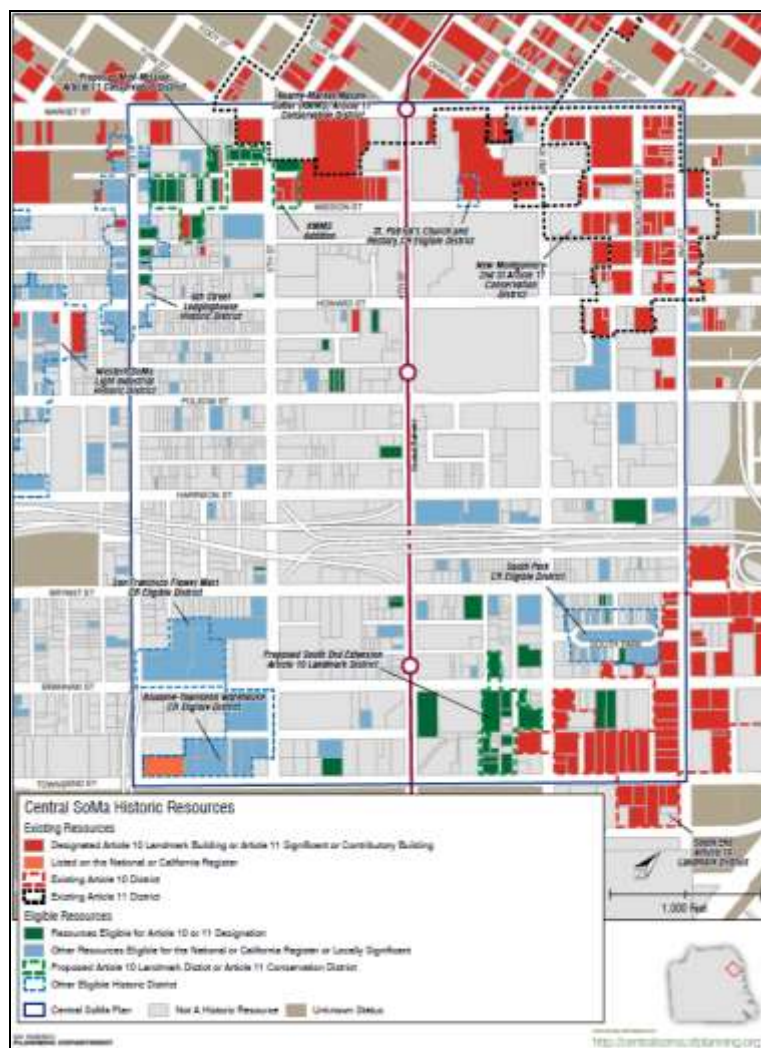
The case before the Historic Preservation Commission is initiation and recommendation to the San Francisco Board of Supervisors the change in designation of twenty-six properties as part of the Central SoMa Plan Area Plan. They include five (5) properties changing in designation from no rating to Category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

PROJECT BACKGROUND

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

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

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



Central SoMa Plan Historic Resources

ENVIRONMENTAL REVIEW STATUS

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

REQUIRED COMMISSION ACTIONS

The items before the Historic Preservation Commission are:

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

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

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

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

OTHER ACTIONS REQUIRED

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

PREVIOUS ACTIONS

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

Central SoMa Historic Context Statement

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

Central SoMa Survey

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

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11 – Designation of Buildings

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

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

OWNER NOTIFICATION AND COMMUNITY OUTREACH

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

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

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

PUBLIC COMMENT

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

RECOMMENDATION

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

BASIS FOR RECOMMENDATION

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

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

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

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

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

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

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

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

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

ATTACHMENTS

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



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. ***

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

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

the architectural, historical, and cultural contributions of the people of Central SoMa, today and of generations past; and

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

8. WHEREAS, the Historic Preservation Commission finds that the following property currently designated as Unrated (Category V) is determined to be Contributory (Category III):
 - a. 47-55 6th Street, (aka Hillside Hotel), Assessor's Parcel Block No. 3704, Lot No. 050; and
9. WHEREAS, the Historic Preservation Commission finds that the Article 11 Change in Designation Case Report is in the form prescribed by the Commission and contains supporting historic, architectural, and/or cultural documentation; and

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

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

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

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

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

Eligible as Significant (Category I)

Southern Police Station

360 4th Street

Current Article 11 rating: none

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

Year Built: 1925

Current Survey Code: 2S

Parcel: 3704010

Zoning: MUR



Shreve & Company Factory

539 Bryant

Current Article 11 rating: none

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

Year Built: 1912

Current Survey Code: 3S

Parcel: 3776041

Zoning: SLI



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

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

Year Built: 1906

Current Survey Code: 2S2

Parcel: 3786015

Zoning: WMUO

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

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

Year Built: 1916

Current Survey Code: 3S

Parcel: 3787052

Zoning: SLI

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

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

Year Built: 1908

Current Survey Code: 3S

Parcel: 3777001

Zoning: SLI



Eligible as Contributory (Category III)

Omiya Hotel/ Gran Oriente Filipino

104-106 South Park St.

Current Article 11 rating: none

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

Year Built: 1907

Current Survey Code: 5D3

Parcel: 3775058

Zoning: SPD



The Rose Hotel

117-125 6th Street

Current Article 11 rating: none

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

Year Built: 1911

Current Survey Code: 3D

Parcel: 3725079

Zoning: NCT



Sunnyside Hotel**135 6th Street / 495 Minna Street****Current Article 11 rating: none**

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

Year Built: 1913

Current Survey Code: 3D

Parcel: 3725064

Zoning: NCT

**Mint Hotel****139-149 6th Street****Current Article 11 rating: none**

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

Year Built: 1909

Current Survey Code: 3D

Parcel: 3725063

Zoning: NCT



Sunset Hotel

157-161 6th Street

Current Article 11 rating: none

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

Year Built: 1907

Current Survey Code: 3D

Parcel: 3725061

Zoning: NCT



Alder Hotel

169-183 6th Street

Current Article 11 rating: none

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

Year Built: 1912

Current Survey Code: 3D

Parcel: 3725026

Zoning: NCT



Hotel George**194-198 5th Street****Current Article 11 rating: none**

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

Year Built: 1912

Current Survey Code: 3CS

Parcel: 3725007

Zoning: MUR

**Worthington Company Warehouse****224 Townsend Street****Current Article 11 rating: none**

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

Year Built: 1935

Current Survey Code: 5B

Parcel: 3787013

Zoning: SLI

**New Pullman Hotel****228-248 Townsend Street****Current Article 11 rating: none**

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

Year Built: 1909

Current Survey Code: 3S

Parcel: 3787018

Zoning: SLI



355 and 361-365 Brannan Street

Current Article 11 rating: none

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

Year Built: 1928

Current Survey Code: 5S3

Parcel: 3788024 and 3788024A

Zoning: SLI



Pile Driver, Bridge and Structural Iron Workers Union #77

457 Bryant Street

Current Article 11 rating: none

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

Year Built: 1909

Current Survey Code: 3CS

Parcel: 3775085

Zoning: SLI



461 Bryant Street

Current Article 11 rating: none

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

Year Built: 1912

Current Survey Code: 5S3

Parcel: 3775084

Zoning: SLI



480 5th Street**Current Article 11 rating: none**

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

Year Built: 1925

Current Survey Code: 3CS

Parcel: 3760012

Zoning: SALI

**Murschen & Hoelscher Building****508-514 4th Street****Current Article 11 rating: none**

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

Year Built: 1925

Current Survey Code: 5S3

Parcel: 3777002

Zoning: SLI

**Central Hotel****566-586 3rd Street****Current Article 11 rating: none**

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

Year Built: 1907

Current Survey Code: 3S

Parcel: 3776008

Zoning: SLI



Victor Equipment Company

844-850 Folsom Street

Current Article 11 rating: none

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

Year Built: 1923

Current Survey Code: 5S3

Parcel: 3733019, 3733020

Zoning: SLI



854 Folsom Street

Current Article 11 rating: none

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

Year Built: 1926

Current Survey Code: 5S3

Parcel: 3733020A

Zoning: WMUG



Gran Oriente Filipino Masonic Temple

95 Jack London Alley

Current Article 11 rating: none

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

Year Built: 1951

Current Survey Code: 5D3

Parcel: 3775039

Zoning: SPD



Hillside Hotel

47-55 6th Street

(Currently Unrated, Category V under Article 11)

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

Year Built: 1912

Current Survey Code: 3D

Parcel: 3704050

Zoning: NCT



Eligible as Contributory (Category IV)

Hotel Lankershim

55 5th Street

Current Article 11 rating: none

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

Year Built: 1913

Current Survey Code: 5D3

Parcel: 3705039

Zoning: C-3-R



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

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

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

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

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

12 Section 1. Findings.

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

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

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

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

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

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

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

Address	Assessor's Block No.	Assessor's Lot No.	Name of Building	Existing Article 11 Category
360 4th Street	3752	010	Southern Police Station	None

539 Bryant Street	3776	041	Shreve and Company Factory	None
500-504 4th Street	3777	001	Hotel Utah	None
340-350 Townsend Street	3786	015	Paul Wood Warehouse	None
601 4th Street	3787	052	Heubline Wine Distribution Warehouse	None

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

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

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

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

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

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

1	457 Bryant St.	3775	085	Pile Driver, Bridge and Structural Iron Workers Union #77	None
2					
3					
4	566-586 3rd St.	3776	008	Central Hotel	None
5	508-514 4th St.	3777	002	Murschen & Hoelscher Building	None
6					
7	224 Townsend St.	3787	013	Worthington Company Warehouse	None
8					
9	228 Townsend St.	3787	018	Pullman Hotel	None
10	361-365 Brannan St.	3788	024		None
11					
12	854 Folsom St.	3733	020A		None
13	355 Brannan St.	3788	024A		None

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

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

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

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

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

8 By:

9 
VICTORIA WONG
Deputy City Attorney

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