

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

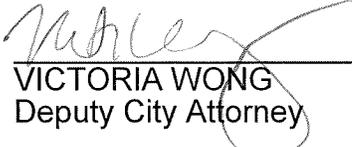
1 All exterior elevations, form, massing, structure, roofline, architectural ornament and
2 materials of 500-504 4th Street (aka Hotel Utah) identified as:

- 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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City and County of San Francisco

Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 180722

Date Passed: October 23, 2018

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.

September 24, 2018 Land Use and Transportation Committee - CONTINUED

October 01, 2018 Land Use and Transportation Committee - RECOMMENDED

October 16, 2018 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

October 23, 2018 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

File No. 180722

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
10/23/2018 by the Board of Supervisors of
the City and County of San Francisco.

for Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

11/2/2018

Date Approved



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
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415.558.6378

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415.558.6377

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.

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

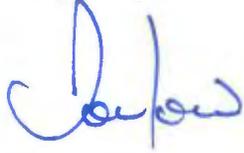
RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS ARTICLE 10 LANDMARK DESIGNATION OF 500-504 4TH STREET (AKA HOTEL UTAH), ASSESSOR'S PARCEL BLOCK NO. 3777, LOT NO. 001, AS LANDMARK NO. XXX

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

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



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.

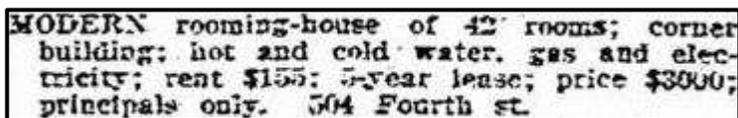
⁹ Central SoMa Historic Context Statement and Historic Resource Survey, San Francisco, CA, March 16, 2015, 12; Averbach, Alvin, *San Francisco's South of Market District, 1850-1950: The Emergence of Skid Row*, California Historical Quarterly, Vol. 52, No. 3 (Fall, 1973), 204.

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	Railroad	3
Hotel Manager		0A
Shipfitter	Ship work	3
Laborer	general	3
Laborer	Pipe Mill	3
Laborer	Warehouse	3
Mechanic	Work on	3
Druggist	Truck driver	3
Barber	Warehouse	3
Electrician	general	3
Iron Worker	Iron shop	3
Laborer	Warehouse	3
none		
Laborer	warehouse	3

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



Hotel Utah, 2017

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.

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

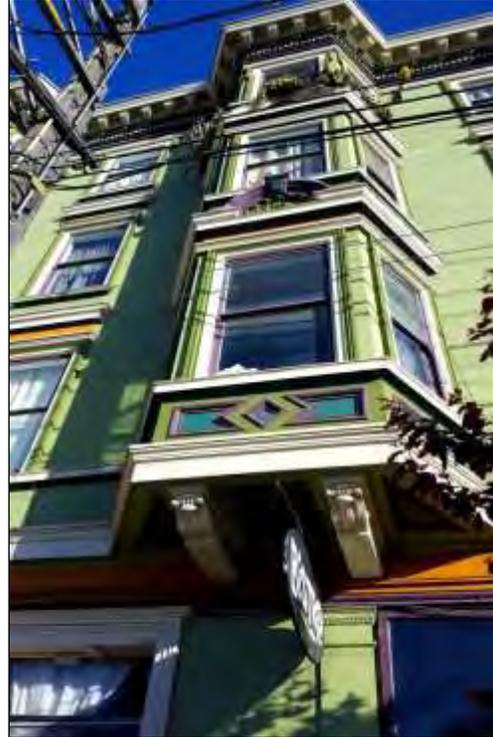
PHOTOGRAPHS



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



Hotel Utah, 2017



Hotel Utah, 2017



Hotel Utah, 2017

ACKNOWLEDGEMENTS

San Francisco City and County

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Jane Kim, District 6 Supervisor

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