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NOTICE OF FINAL PASSAGE
FILE NO. 808-88 ORD. NO. 53-69
DESIGNATING THE GARDEN COURT
OF THE PALACE HOTEL AS A LAND-
MARK PURSUANT TO ARTICLE 10
OF THE CITY PLANNING CODE.

I hereby certify that the foregoing ordinance was read for the second time and finally passed by the Board of Supervisors of the City and County of San Francisco at its meeting of Feb. 3, 1969.

ROBERT J. DOLAN, Clerk
Approved: Feb. 7, 1969.
Robert H. Mendelsohn, Acting Mayor
Feb. 13, 1969—11

FILE NO. 808-88 ORD. NO. ———
DESIGNATING THE GARDEN COURT
OF THE PALACE HOTEL AS A LAND-
MARK PURSUANT TO ARTICLE 10
OF THE CITY PLANNING CODE.

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

Section 1. The Board of Supervisors hereby finds that THE GARDEN COURT OF THE PALACE HOTEL has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will be in furtherance of and in conformance with the purposes of Article 10 of the City Planning Code and the standards set forth therein.

(a) Designation, pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, THE GARDEN COURT OF THE PALACE HOTEL is hereby designated as a Landmark, this designation having been duly approved by resolution of the City Planning Commission.

(b) Location and Boundaries. Pursuant to Section 1004 of the City Planning Code, Chapter II, Part II of the San Francisco Municipal Code, a landmark site is hereby designated for the said Landmark, located and bounded as follows:

Beginning at the point of intersection of the southeasterly line of Market Street with the southwesterly line of New Montgomery Street, thence 344 feet in a southeasterly direction along the said line of New Montgomery Street to the northwesterly line of Jessie Street; thence at a right angle along the said line of Jessie Street southwesterly 275 feet to the northeasterly line of Annie Street; thence at a right angle along said line of Annie Street 344 feet northwesterly to the southeasterly line of Market Street; thence at a right angle northeasterly 275 feet along said line of Market Street to the point of beginning; being Lot 52 of Assessor's Block 3707.

Notwithstanding the foregoing location and boundaries, the Landmark designation effected by this ordinance shall apply only to that portion of the landmark site occupied by the Garden Court of the Palace Hotel as hereinafter described.

(c) Justification. The special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows: The Garden Court, formerly the Palm Court, lineally descended from the Grand or Carriage Court of the old Palace Hotel, was designed by George Keltham, later architect of the Main Public Library and in 1950 renovated by Francis Joseph McCarthy. A San Francisco tradition, the Garden Court has been the scene of many historic banquets honoring distinguished representatives of many nations, including Presidents, Kings, Queens, Prime Ministers and Ambassadors. Two banquets honoring the United Nations on the occasions of its founding and its twentieth anniversary also were held here.

(d) Features. The said Landmark, consisting of all that certain large interior room commonly known as the Garden Court, including the surrounding walls in their entirety, and the ceiling, being approximately 85 feet by 110 feet and 40 feet high, should be preserved generally in all of its particular features as existing on the date hereof and as described and depicted in the plot plan and photographs on file with the Clerk of the Board of Supervisors and the material on file in the Department of City Planning in Docket No. LM68.5; the summary description being as follows:

All of that certain large interior room commonly known and designated as the Garden Court, being approximately 85 feet by 110 feet, 40 feet high from marble floor to the leaded glass roof; in the form of a regular quadrangle, with lofty arching vault made of iridescent glass. The court is flanked by colonnades of Italian marble columns in the Ionic style, ten large chandeliers, and ten smaller ones, light the room. All doors are covered with mirrors and other mirrors line the walls. Marble pilasters separate the mirrors and doors around the room. Arches at the second story frame windows. Old ivory-toned woodwork, gold leaf sconces, scroll work and sculpture adorn the room. There is a large wall clock facing the main entrance.

(e) Limitation and Proviso. This landmark designation applies only to the said GARDEN COURT OF THE PALACE HOTEL as herein described, and shall not be deemed to require the preservation of, or affect the use of, any portion of the landmark site or improvements thereon other than the GARDEN COURT; provided, however, that during the effective period of the designation, no action shall be permitted on the landmark site which would impair or be inconsistent with the protection afforded to the GARDEN COURT by the designation.

I hereby certify that the foregoing ordinance was passed for second reading by the Board of Supervisors of the City and County of San Francisco at its meeting of Jan. 27, 1969.

ROBERT J. DOLAN, Clerk
Feb. 1, 1969—11

CITY PLANNING COMMISSION

RESOLUTION NO. 6266

WHEREAS, A proposal to designate the Garden Court of the Palace Hotel as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on July 10, 1968, and said Advisory Board, after due consideration, has recommended approval of this proposal;

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on September 12, 1968 to consider the proposed designation and the report of said Advisory Board; and

WHEREAS, The Commission believes that the proposed Landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed designation would be in furtherance of and in conformance with the purposes and standards of the said Article 10;

NOW THEREFORE BE IT RESOLVED, First, That the proposal to designate the Garden Court of the Palace Hotel as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the location and boundaries of the landmark site being as follows:

Beginning at the point of intersection of the southeasterly line of Market Street with the southwesterly line of New Montgomery Street, thence 344 feet in a southeasterly direction along the said line of New Montgomery Street to the northwesterly line of Jessie Street; thence at a right angle along the said line of Jessie Street southwesterly 275 feet to the northeasterly line of Annie Street; thence at a right angle along said line of Annie Street 344 feet northwesterly to the southeasterly line of Market Street; thence at a right angle northeasterly 275 feet along said line of Market Street to the point of beginning; being Lot 52 of Assessor's Block 3707.

Said location and boundaries are included for purposes of description and identification only, the intent of this Resolution being to recommend Landmark designation only for that portion of the Landmark site occupied by the Garden Court of the Palace Hotel.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are as follows:

The Garden Court, formerly the Palm Court, lineally descended from the Grand or Carriage Court of the old Palace Hotel, was designed by George Kelham, later architect of the Main Public Library, and in 1950 renovated by Francis Joseph McCarthy. A San Francisco tradition, the Garden Court has been the scene of many historic banquets honoring distinguished representatives of many nations, including Presidents, Kings, Queens, Prime Ministers and Ambassadors. Two banquets honoring the United Nations on the occasions of its founding and its twentieth anniversary also were held here.

Third, That the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Docket No. LM68.5; the summary description being as follows:

All of that certain large interior room commonly known and designated as the Garden Court, being approximately 85 feet by 110 feet, 40 feet high from marble floor to the leaded glass roof; in the form of a regular quadrangle, with lofty arching vault made of iridescent glass. The court is flanked by colonnades of Italian marble columns in the Ionic style. Ten large chandeliers, and ten smaller ones, light the room. All doors are covered with mirrors and other mirrors line the walls. Marble pilasters separate the mirrors and doors around the room. Arches at the second story frame windows. Old ivory-toned woodwork, gold leaf sconces, scroll work and sculpture adorn the room. There is a large wall clock facing the main entrance.

Fourth, That this recommended Landmark designation applies only to the said Garden Court of the Palace Hotel as herein described, and shall not be deemed to require the preservation of, or affect the use of, any portion of the Landmark site or improvements thereon other than the Garden Court; provided, however, that during the effective period of the said designation, no action shall be permitted on the Landmark site which would impair, make more difficult, or be inconsistent with the protection afforded to the Garden Court by the designation.

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit the proposal for designation, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED at the regular meeting of the City Planning Commission on September 12, 1968.

Lynn E. Pio
Secretary

Ayes: Commissioners Kearney, Newman, Porten
Noes: Commissioners Einton and Elliott
Absent: Commissioner Carr
Passed: September 12, 1968

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 10216

WHEREAS, A proposal was heard by the Landmarks Board on June 6, 1984 to amend the designation of the Garden Court of the Palace Hotel, Landmark Number 18, to include all of Lot 52 on Assessor's Block 3707 on which the Palace Hotel at 633-665 Market Street is located pursuant to Article 10 of the City Planning Code; and

WHEREAS, The Landmarks Board, after due consideration, initiated said amendment on June 6, 1984 and recommended approval of said proposal by the City Planning Commission; and

WHEREAS, The City Planning Commission, after due notice given held a public hearing on this proposal on October 18, 1984, at which time the owner requested that the southwest corner of the property be excluded from the proposed amended landmark designation; and

WHEREAS, The Commission referred the case back to the Landmarks Board for reconsideration of that request; and

WHEREAS, The Landmarks Board duly reconsidered its recommendation at its regular meeting of November 7, 1984; and

WHEREAS, The Landmarks Board amended its case report on the subject property to indicate that "the 1938 addition on the southwest corner is incompatible with the design of the original structure", and further, "research indicates that the original structure located in the southwest corner was intended as the site for expansion of the hotel" and further, the Landmarks Board amended its initiating Resolution No. 295 to note that "the particular features existing as of this date which should be preserved are those shown on the said photographs and described in said report under the heading "ARCHITECTURE," excepting the 1938 addition in the southwest corner of the site."; and

WHEREAS, This Commission reconsidered the recommendation of the Landmarks Board and this case on January 17, 1985; and

WHEREAS, The owner continues to request deletion of the southwest corner of the site from the proposed amendment to landmark designation number 18; and

WHEREAS, The Zoning Administrator through interpretation of Section 1006 of Article 10 finds said section regulating requirements for certificate of appropriateness review applicable to work involving appendages to landmark buildings; and

WHEREAS, Said interpretation insures that a certificate of appropriateness shall be required for demolition and reconstruction on the southwest corner of the site, subject to all the provisions and procedures of Article 10 Section 1006 through and including Section 1006.8; and further, that all future alterations requiring a city permit to the structure in the southwest corner will require certificate of appropriateness review; and

WHEREAS, The owner's representative has concurred with this interpretation of Section 1006 by the Zoning Administrator in testimony before the Commission on January 17, 1985; and

CITY PLANNING COMMISSION

Garden Court
Resolution No. 10216
Page 2

WHEREAS, The Director of Planning has recommended that in view of pending new development on the southwest corner of the site as part of the hotel's expansion plans, this portion of the site could appropriately be excluded from the landmark designation;

WHEREAS, The Commission believes that the proposed amended landmark has a special character and special historical, architectural and aesthetic interest and value; and that the proposed amendment would be in furtherance of and in conformance with the purposes and standards of said Article 10;

THEREFORE BE IT RESOLVED, First, that the proposal to amend the designation of the aforementioned structure, the Garden Court of the Palace Hotel to include all of the Palace Hotel on Lot 52 in Assessor's Block 3707 is hereby APPROVED as hereby amended;

The southwest corner of Lot 52 in Assessor's Block 3707 is excluded from this landmark site, and is more particularly described as follows;

Beginning at a point 77.75 feet along the northeasterly line of Jessie Street from the intersection of the northeasterly line of Jessie Street and the southwesterly line of New Montgomery Street; thence running westerly along said northeasterly line of Jessie Street 197.25 feet to the northeasterly line of Annie Street; thence at a right angle northerly along said northeasterly line of Annie Street 128 feet; thence at a right angle easterly 197.25 feet; thence at a right angle southerly 128 feet to the point of beginning.

Second, That the special character and special historical, architectural and aesthetic interest and value of the said Landmark justifying its designation are set forth in the Landmarks Preservation Advisory Board Resolution 295 as adopted on June 6, 1984 and amended on November 7, 1984 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, the said Landmark should be preserved generally in all of its particular exterior features as existing on the date hereof and described and depicted in the photographs, case report and other material on file in the Department of City Planning Docket No. 84.323L.

AND BE IT FURTHER RESOLVED, That the Commission hereby directs its Secretary to transmit this proposal, with a copy of this Resolution, to the Board of Supervisors for appropriate action.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of January 24, 1985.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt and Wright.

NOES: None

ABSENT: Commissioner Salazar

PASSED: January 24, 1985

LANDMARKS PRESERVATION ADVISORY BOARD

GARDEN COURT of the PALACE
HOTEL

| | |
|--------------------------------------|--|
| OWNERS | Equitable Life Assurance Society (owner of land) Sheraton-Palace Hotel Corporation (owner of improvements) |
| LOCATION AND BOUNDARY OF THE SITE | Southwest corner of Market and New Montgomery Streets, also bounded by Jessie and Annie Streets: lot is 275 feet by 344 feet: being lot 52 in Assessor's Block 3707; ex- cluding all the lot save that portion occupied by Garden Court. |
| NATURE AND HISTORY | <p>The original Palace Hotel was built by William Chapman Ralston in 1875. Soon after his death in that year it passed into the hands of Senator William Sharon, in whose family it remained until 1954. The chief feature of the hotel was the Grand Court (Carriage Court), a great interior space with circular drive, into which carriages were driven. It was surrounded by tiers of balconies, rising to the roof: a roof entirely of glass, supported by iron trusses. In this great ceremonial space were received such dignitaries as General Grant, ex-President of the United States, Generals Sherman and Sheridan, Emperor Dom Pedro II of Brazil; Presidents McKinley and Theodore Roosevelt; and King David Kalakaua of Hawaii (who died in the hotel, 1891). From this space was line- ally descended the present Garden Court, originally known as the Pala Court, built after the hotel burned in 1906.</p> <p>The post-fire hotel was designed by George Kelham, an eastern architect. He was sent out to San Francisco by the firm of Trowbridge and Livingstone in 1907 to superintend the reconstruction. Remaining permanently in the city, he later designed other structures here, including the Public Library. In the new Palace, he again designed a great interior open space, rising to the level of the third story, for ceremonial as well as ordinary occasions. How- ever, instead of serving as the great reception space and admitting vehicles, or even becoming a lobby, the great central space became the city's banquet hall. It was used for occasions requiring the seating of nearly a thousand while also serving as the hotel's regular dining room, as well as theatre, ballroom, and concert hall: for years the symphony concerts were given here.</p> <p>Among the distinguished visitors to the city who have been entertained in the Palace Court were President Woodrow Wilson, who delivered a memorable speech here in support of the League of Nations in 1919; King Albert of Belgium, Pres- ident Franklin Roosevelt, Senator Miriam Johnson, Mme. Chiang Kai Shek, Winston Churchill, Thomas Edison, Queen Juliana of the Netherlands, Admiral Byrd, Sir Thomas Lipton, Mayor La Guardia, Sir Harry Lauder, Marconi, Truman, Eisenhower, Adenauer and Khrushchev. President Harding died in the hotel in 1923. Banquets in honor of the United Nations were held here in 1945 and 1965.</p> <p>Renovation of the Garden Court was undertaken in 1950 by Francis Joseph McCarthy, San Francisco architect, who strengthened the interior of the entire hotel, and also moder- nized the utilities, effectively. The setting still makes luncheon at the Palace Garden Court a San Francisco tradition.</p> |

ARCHITECTURAL
DESCRIPTION

A room in the form of a regular quadrangle, 85 by 110 feet 48 feet high from marble floor to the leaded glass roof; and seating 950 persons when fully occupied. Basically steel frame construction, the room itself is walled with plaster on lath. The room has a lofty arching vault made of iridescent glass through which the sunlight filters, creating an amber glow. All doors leading into the room are covered with mirrors; and other mirrors, all gilded, line the walls. The Court is flanked by a surrounding loggia, with colonnades of Italian marble columns, in the Ionic style. Arches at the second floor level frame windows. Pilasters of marble separate the doors and mirrors that line the walls and cover the doors. There are ten huge and expensive chandeliers lighting the room, with myriad crystal facets: ten smaller chandeliers echo their splendor. Old ivory-toned woodwork, gold leaf sconces, scroll work and sculptures adorn the walls. The entrance to the room faces the principal entrance to the hotel opening (off the main corridor and lobby) framed with pillars and potted palms, long the symbol of the room. A dentillated cornice surrounds the room above the columns.

SURROUNDING LAND
USE AND ZONING

Zoning is now C-3-0, central business downtown office district; land use surrounding is commercial-offices and garages.

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|---|---|
| BUILDING NAME: Palace Hotel | OWNER: Kyo-Ya Company, Ltd. |
| BUILDING ADDRESS: 633-665 Market Street | BLOCK & LOT: 3707/52 ZONING: C-3-0 |
| ORIGINAL USE: hotel | NO. OF STORIES: 8 LPAB VOTE: 7-0 |
| CURRENT USE: hotel | EXTERIOR MATERIALS: brick, decorative metal grillwork |

STATEMENT OF SIGNIFICANCE:

(Describe special CHARACTER, or special HISTORICAL ARCHITECTURAL or AESTHETIC interest or value:) The Palace Hotel is historically significant as a traditional center for San Francisco's social life, particularly at the beginning of the twentieth century; as the work of the noted architect George Kelham, whose designs shaped the development of the city; and as the site of the Garden Court, a grand skylit hall whose opulence rivals its Parisian contemporaries. In recognition of its importance, the Garden Court was designated San Francisco landmark number 18 in 1969.

(may be continued on back)

EVALUATION CRITERIA

A. ARCHITECTURE

1. Style: restrained Renaissance/Baroque detailing
2. Construction Type: steel frame, masonry exterior
3. Construction Date: 1909 (additions in 1915, 1919, 1925 and 1938)
4. Design Quality: (LPAB ONLY)
5. Architect: Trowbridge and Livingston, New York; George Kelham Supervising architect (Public Library, Federal Reserve Bank, Hills Bros. Coffee Plant).
6. Interior Quality: (LPAB ONLY) Garden Court designated a landmark in 1969.

B. HISTORY

(as building is significantly associated with specific)

7. Persons: Among the distinguished visitors to the city who have been entertained in the Palace Court were President Woodrow Wilson, (over)
8. Events: President Harding died in the hotel in 1923. Banquets in honor of the United Nations were held here in 1945 and 1965.
9. Patterns of History: (cultural, social, political, military, economic or industrial) The Palace hotel has served as a social center for San Francisco (over)

C. ENVIRONMENT

(relation to surroundings, specifically in terms of:)

10. Continuity: The original Palace Hotel was built in 1875 and burned in the 1906 earthquake and fire. The current structure repeats the volume and scale of the nineteenth century structure.
11. Setting: Together with the Monadnock Building, an important element in defining this traditionally scaled section of Market Street.
12. Importance as a Visual Landmark: A conspicuous and familiar structure in the context of the city.

D. INTEGRITY

(cite alterations and physical condition) Essentially intact, with ground floor alterations including removal of canopies; removal of some balconies; rooftop additions; 1938 addition on the southwest corner is incompatible with the design of the original structure; research indicates that the original structure located in the southwest corner was intended as the site for expansion of the hotel.

RATINGS

DCP: 4
 HERE TODAY: p.86
 SPLENDID SURV.: A
 NAT'L REGISTER: -
 NAT'L LANDMARK: -
 STATE LANDMARK: -

attach photograph here

BIBLIOGRAPHY:

(list sources on back)
 PREAPRED BY: Jonathan Malone
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 San Francisco, CA 94102
 PHONE: 558-2816
 DATE: April 25, 1984
 Edited June 6, 1984
 Amended November 7, 1984

7. Persons: (Cont'd)

who delivered a memorable speech here in support of the League of Nations in 1919; King Albert of Belgium, President Franklin Roosevelt, Senator Hiram Johnson, Mme. Chiang Kai Shek, Winston Churchill, Thomas Edison, Queen Juliana of the Netherlands, Admiral Byrd, Sir Thomas Lipton, Mayor La Guardia, Sir Harry Lauder, Marchese Guglielmo Marconi, Presidents Harry Truman and Dwight Eisenhower, Chancellor Konrad Adenauer and Premier Nikita Khrushchev.

9. Patterns of History (Cont'd)

since construction of the original building in 1875. Its roster of famous guests and significant events staged in the opulent Garden Court reflect the early establishment of San Francisco as an international city.

