

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JAN 8 1986
date entered FEB 6 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Y.M.C.A. Hotel (Young Men's Christian Association Hotel)

RECEIVED

and/or common Whitehall Apartments

MAY 1 1986

2. Location

OHP

street & number 351 Turk Street

NA not for publication

city, town San Francisco

NA vicinity of

state California

code 06

county San Francisco

code 075

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See Continuation Sheet, Page 1.

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office

street & number City Hall

city, town San Francisco

state CA 94102

6. Representation in Existing Surveys

title See Continuation Sheet, Page 1 (Tax Certification Part I, July 22, 1985)
has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Y.M.C.A. Hotel is a twelve-story and penthouse residential hotel building of steel frame reinforced concrete on a mid-block lot in the densely developed inner-city "Tenderloin" area of San Francisco between the civic center and the retail center. At the sidewalk line its first two stories fill the entire building frontage, as all the surrounding buildings occupy their full frontages except for a parking lot immediately west of the Hotel. The two-story base is organized in four bays and faced with a ground course of granite, the remainder of blond or buff-colored brick ornamented with grey-beige semi-gloss terra cotta in Romanesque Revival shapes with rich Byzantine Revival details. Above this base rises a ten-story shaft, the plan of which is a lower-case h that leaves light-wells over the full depth of the first (easternmost) bay and over a partial depth of the third bay. It has three double-hung, segment-headed, punched windows at each floor above the second bay, a like number above the fourth bay, and seventeen similar windows on the east side. On all elevations the shaft is clad in common brick with rich color variations, laid in American bond. It terminates with a white galvanized iron cornice mounted on the parapet, which conceals a flat roof. The building is on its original site and essentially intact except for a completely redone entry and various interior remodelings.

The two-story base is not symmetrical. Its fourth (westernmost) bay is the building entry: a recessed vestibule with round-headed arch and tympanum. At the vestibule smooth terra cotta quoins and attached columns, three on each side, contrast with intricate terra cotta reliefs of Byzantine inspiration on capitals, entablature, arch-surround, and coffered and bossed arch face, reaching up through most of the second story. The terra cotta tympanum ornament is patterned after ones found on Romanesque churches: a front-facing central figure is seated in conventional Romanesque perspective, flanked by kneeling adorers on each side. Other ornament is foliate and/or curvilinear; classical references are avoided. The rest of the base is divided into two stories by a pair of string courses extended from the top and bottom of the entablature. The lower story has tall, multiple-light, metal sash casement windows--one in the first bay, two each in second and third bays--each divided into six nine-pane sections. The windows are deeply recessed with steeply ramped sills, quoins, and single attached columns that match those of the entry. Above the double string course is a second floor loggia of paired round-headed arches on three free-standing columns, one pair above each of the first floor windows, with a balcony-like rail of intricately pierced terra cotta. The loggia is open in first and third bays, glazed with metal casement sash in the second bay below the ten-story shaft. Behind the two open loggias the flat first floor roof originally had skylights. Between bays and next to the entry arch are circular medallions of terra cotta.

The ground floor interior is composed mainly of three spaces: lobby, game room (now lounge), and lounging and lecture room (now day care center).

(See continuation page 2)

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1928

Builder/Architect

Frederick Herman Meyer

Statement of Significance (in one paragraph)

The Y.M.C.A. Hotel appears eligible for the National Register of Historic Places under Criterion C, architecture, and A, events. It is one of San Francisco's last major buildings based upon the late nineteenth and early twentieth century Chicago style of two- or three-part vertical blocks with historicist ornamentation. It was probably the last major pre-1945 work of local master architect Frederick Herman Meyer, FAIA. With it the San Francisco Young Men's Christian Association accomplished the final component of buildings for its social service programs which the Y.M.C.A. administration defined as needed in 1916. The grandeur of the hotel's exterior and public rooms symbolizes the events of the organization's importance in the community and the community importance of its Board members; the minimal spaces and corridors upstairs (and the projected use as low-income housing) symbolize the organization's very practical service to young men. No other Y.M.C.A. in California ever constructed a building exclusively for hotel use, and only a handful, such as Chicago and Buffalo, built such hotels anywhere in the country.

The Chicago style arrived in San Francisco with Burnham & Root's Chronicle Building of 1889 and Mills Building of 1894. The vast majority of downtown rebuilding after the 1906 earthquake and fire was in this style as detailed by Michael Corbett in Splendid Survivors. The style continued dominant locally until about 1925, when supplanted by the slim setback tower, and it died out completely during the construction hiatus of the 1930s. Corbett identified Meyer & Johnson's Financial Center Building of 1927 as "The last and one of the best of the several downtown buildings which loosely follow the three-part compositional type as established by the Merchant's Exchange." (1) The Y.M.C.A. Hotel came one year later still. Among the seven individual types that developed within the overall style, (2) The Y.M.C.A. Hotel most closely follows the type of the St. Francis Hotel (1904, 1907, 1913). Both buildings have three-bay-wide tower wings enclosing light courts over full-lot bases of a contrasting organization; both are hotels, though appealing to customers at opposite ends of the economic scale; both were designed with ground floor facades integral to the whole composition, not intended nor actually to be ever remodeled to suit changing storefront fashions. Few buildings of this type were ever constructed, and the Y.M.C.A. Hotel would have been closer in spirit to the St. Francis had the Y been able to afford full construction of the

(See continuation page 3.)

(For footnotes, see continuation page 8.)

9. Major Bibliographical References

See continuation page 9.

10. Geographical Data

Acreage of nominated property 0.4

Quadrangle name San Francisco North

Quadrangle scale 1:24000

UTM References

A

1	0	5	5	1	6	4	0	4	1	8	1	7	5	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

The nominated property is Assessor's Lots 18(occupied entirely by the Hotel) and 17 (remainder of the Y's original lot) of Block 345 and is 137.5' x 137.5' in size.

List all states and counties for properties overlapping state or county boundaries

state NA code county NA code

state code county code

11. Form Prepared By

name/title Anne Bloomfield, consultant

organization NA

date 29 April 1985

street & number 2229 Webster Street

telephone (415) 922-1063

city or town San Francisco

state California 94115

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

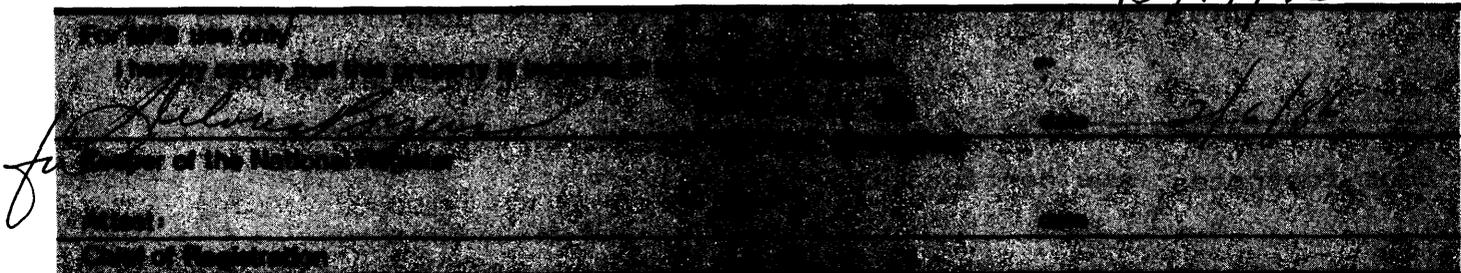
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Kathryn Guatteri

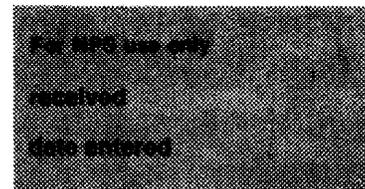
title State Historic Preservation Officer

date 12/19/85



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Continuation sheet **Y.M.C.A. Hotel**
San Francisco, CA

Item number **4 and 6**

Page **1**

4. OWNERS OF PROPERTY

Whitehall Properties (building)
c/o Eugene Berger
481 Via Hidalgo
Greenbrae, California 94904

San Francisco Metropolitan Y.M.C.A. (land)
220 Golden Gate Avenue
San Francisco, California 94102
Attention: Stuart Warner

6. REPRESENTATION IN EXISTING SURVEYS

DCP Architectural Survey
1976
Department of City Planning
450 McAllister Street
San Francisco, CA 94102

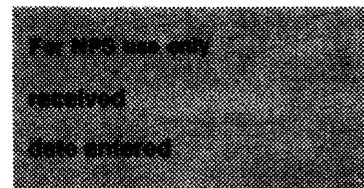
Countywide survey
Rated 3 on 0-5 (high) scale

C-3 Survey by Heritage
1983
Foundation for San Francisco's
Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109

Local survey
Rated B

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Continuation sheet **Y.M.C.A. Hotel** San Francisco, CA Item number **7** Page **2**

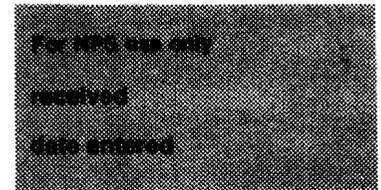
7. DESCRIPTION (Continued)

The last is virtually intact except for lighting, though in worn condition. Its ceiling is crossed by beams supported on free-standing eight-sided columns with intricate relief capitals. All faces of beams, the adjacent ceiling borders and the capitals are stenciled in an abstract foliate pattern of soft earthy colors: two browns, two reds, aqua, cream and gold. Walls are slightly swirl-textured plaster down to varnished oak paneling about three feet high. The columns are similarly plastered and paneled. At the south end is a stage, topped at its rear by an additional stepped and simply balustraded small platform. Entry is from the north via an arch-surmounted paneled door of standard size or via a set of nearly ceiling-high oak paneled sliding doors that must open the lecture room and game room into a single space. Original plans show the lobby and game room to have been similar, separated by a short hall and by a similar but narrower pair of oak paneled sliding doors. Both rooms were altered in 1966 (game room) and 1967 (lobby) by dropped ceilings, paint over the capitals, modern lighting and steel-sash glass doors. The game room plaster and paneling are intact though somewhat worn. The lobby, however, was completely redecorated in 1967 except for the windows and the placement of the reception desk. Much original work remains behind the new; for instance, a glazed round-headed arch behind the reception is visible from the office interior, and initial renovation work shows some of the ceiling stenciling intact. Original plans show terrazzo floors; now modern tiles cover them.

The most significant alteration has been the entry, apparently part of the 1967 lobby changes. It is now three steps up from the sidewalk to paired automatic sliding glass doors with all-glass sidelights and brushed steel sash. The transom space is filled with gold-colored, glass-surfaced mosaic tiles displaying the triangular Y.M.C.A. emblem. The original plans and a late-1940s post card show a pair of single-pane glazed doors with broad metal sash and triple metal push bars. For both sidelights and transom they show small-paned glazing similar to the main-story windows but sectioned differently and with metal panels below the window sill line. Plans for the 1985 conversion from hotel to low-income housing call for a change to handicapped accessibility and return to approximately the original design.

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Continuation sheet Y.M.C.A. Hotel Item number 8 Page 3
San Francisco, CA

8. SIGNIFICANCE (Continued)

design published in 1927: it would have been a symmetrical facade with matching wing to the west making an E-plan, and three additional stories would have formed the "capital" of a three-part vertical composition instead of the two-part one actually constructed. (3) The present, more limited hotel was foreseen in 1926 as "The first unit, consisting of 500 rooms, of a 1500-room hotel." (4) This facade is intact as constructed except for the front door and some chipping of the base brick and terra cotta. It is a major, serious and successful statement of the Chicago style, probably the last example built in San Francisco, notable for its Romanesque/Byzantine Revival terra cotta detailing.

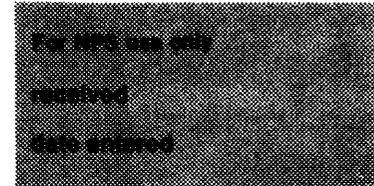
The designer Frederick H. Meyer (1876-1961) was one of San Francisco's most prominent architects of the first half of the twentieth century. Corbett gives him the only architect's portrait in Splendid Survivors and the first of only two biographies, stating in part, "Meyer was one of the few local architects who is known to have visited Chicago and been influenced by the planning and design of skyscrapers there. . . Meyer was also typical in his wholehearted embracing embracing of the City Beautiful Movement." (5) He practised both independently and concurrently in partnerships: Newsom (Samuel) & Meyer 1899-1901, Meyer & O'Brien (Smith) 1902-1908, Meyer & Johnson (Albin H.) 1908-1926; Meyer & Reed (Walter D.) for Oakland work 1910-1912, and Meyer & Evers (Albert J.) 1946-1961. Splendid Survivors credits him alone or in partnership with thirty buildings: five not rated (after 1945), 4 rated C, eleven rated B. Ten Meyer buildings are rated A: the Rialto (1902), Humboldt Bank (1906), Hastings (1908), P.G.& E. Station J (1914), Physicians' (1914), P.G.& E. on Sutter St. (1916), Elks (1924) and Financial Center (1927) Buildings.

The Y.M.C.A. Hotel seems to have been Meyer's last major construction until the post-1945 building boom. It certainly outweighed his other known work of 1928: Green's Eye Hospital at Bush and Octavia, interior alterations at Calvary Church, initial museum plans in Golden Gate Park, a store in Marysville, and Northwestern Pacific Railroad depots in San Rafael, Mill Valley and Ross. (6) After 1928 economic conditions made his known work much less. In 1929 he built a warehouse at 1155 Harrison, traveled with his wife in Europe for three months, and became president of the San Francisco American Institute of Architects (AIA). (7) In 1930 he developed plans for San Jose's General Hospital; in 1931 he announced a theater remodeling, was Regional Director of the national AIA, and a Chamber of Commerce director, and he chaired the Chamber's bridge, highway and subway-study committees. (8) He seems to have been president of the State Board of Architectural Examiners, northern division, at least 1931-1937. (9) In the mid-thirties he built the Post Office in Oroville, Japanese Y.M.C.A. on Buchanan St., Coffin Redington Building on Folsom, and a De Young Museum wing. (10) During the Depression he also chaired

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Continuation sheet Y.M.C.A. Hotel Item number 8 Page 4
San Francisco, CA

8. SIGNIFICANCE (Continued)

the executive committee of the Better Housing Program. In 1942 he became San Francisco's Administrator of Defense Transportation, with federal support and "Unlimited authority in moves to settle the city's critical transportation problems." (11) After World War II he took up partnership with Albert J. Evers, University of California Architecture 1912 and Meyer's former colleague on the State Board of Architectural Examiners and in AIA work. Their practice is described in Splendid Survivors. In short, the Y.M.C.A. Hotel seems to have been Meyer's last major construction before the partnership with Evers.

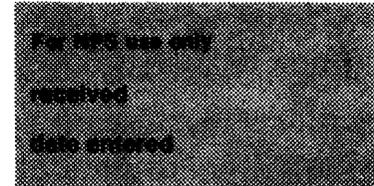
In all Meyer designed three buildings for the San Francisco Y.M.C.A., the Chinese Branch of 1925-1926, the Hotel of 1928 and the Japanese Branch of 1936. In 1929 he also participated in the financing of the Hotel by buying \$1,000-worth of preferred stock in the Y.M.C.A. Hotel Company, as did many Y Board members, employees and businessmen friends who saw all Y.M.C.A. work as an important charity. (12) Actually Meyer's Y designs were not entirely his own; according to their standard practice, the Y.M.C.A. Board first obtained a functional plan from the International Y.M.C.A.'s Building Bureau and afterwards retained the local architect to design the exterior, generally establish the appearance, make working plans and specifications, and supervise construction. The commission was split: 1½% for the International Building Bureau and 4% for Meyer. (13) The Bureau had been established by the Y.M.C.A. International Convention of 1913 for financial help, and it began offering architectural services in 1916. "In the next three decades it was related to more than 300 projects costing about \$65,000,000. Buildings almost at once showed improved architectural character as well as improved function; better materials were used and problems of maintenance, operation and management were reduced." (14) Central building advice for local Y.M.C.A.s had appeared as early as an 1892 Handbook. It was felt that the association's program needs required special architectural understanding most efficiently provided by national specialists in Y work. San Francisco's Y.M.C.A. Hotel may reflect the Building Bureau's plans in its upper floors, where low ceilings, narrow corridors and minimal rooms contrast with the spacious public rooms on the first floor. Not only did the Board use the Bureau for at least the master program, it also sent Meyer to Chicago to study the Y.M.C.A. Hotel built there in 1916. (15)

The idea of a Y building used exclusively as a hotel grew gradually out of the Y.M.C.A. program. From its beginnings in the early 1850s the national organization has maintained a three-fold purpose, to serve the spiritual, mental and physical needs of young men, especially young men alone in the city. It has always considered housing one of the physical needs. Founded

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Continuation sheet Y.M.C.A. Hotel San Francisco, CA Item number 8 Page 5

8. SIGNIFICANCE (Continued)

in 1853, the first west of New Orleans and thirteenth in the whole country, the San Francisco Y.M.C.A. in its first year had a committee helping young men find suitable boarding houses. The building it constructed in 1868 had contained "sleeping rooms" to help young men in need. An 1871 Y.M.C.A. report noted, "Over 700 lodgings have been given to houseless searchers after employment during the last quarter." The 1894 building had two whole floors of "dormitory rooms." After the 1906 earthquake and fire had destroyed the Y building along with the rest of the downtown, the Y.M.C.A. created seventeen sleeping rooms during the first year and used twenty for the next three years. Then the new and present main Y.M.C.A. Building opened at Golden Gate and Leavenworth with 145 rooms to rent. In 1911 General Secretary McCoy reported to the Board that, since the new building opened in 1910, "There has never been a time that we have had less than 35 or 40 men on the waiting list. We could rent double the rooms if we had them." In that era room rentals netted the local Y \$5,000 to \$8,000 annually. McCoy's thirtieth anniversary report to the Board in 1911 included the idea that "We should have a Men's Hotel where every comfort and the proper moral influences could be given to the thousands of young men who are here and the great numbers who, in the next few years, will take up their abode in our city." (16)

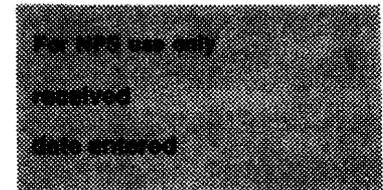
One thing after another delayed action on McCoy's dream, but Board of Directors Minutes keep mentioning the intent. In 1916 McCoy's successor Lyman L. Pierce presented a Ten Year Building and Endowment Program which the Board adopted; its fifteen items included as No. 3 a Men's Hotel. World War I interrupted the Program, but the 1920s saw the San Francisco Y.M.C.A. complete four major buildings at a total cost of \$1,662,000, plus several smaller projects, all the while carrying on its ambitious service program. The Hotel commanded a lower priority than the other projects and was the last to be completed, but it was not forgotten. The 1920 annual report noted that the year's dormitory receipts of \$48,000 constituted 20% of the Y's total income, and it listed capital and operating economies expected from hotel operation. In 1921 the Board bought for the Hotel a lot around the corner from the main Y building, a parcel twice the size actually used, in order to accommodate the hoped-for 1500-room Hotel. Also in 1921 the International Building Bureau drew up the hotel plans.

The Y directors in this seminal period were successful businessmen of the San Francisco Bay Area who saw the Y.M.C.A. as an important charity, an embodiment of their Christian duty to mankind. For instance Robert Dollar, founder and head of the worldwide Dollar Steamship Line and Y.M.C.A. Board president 1916-1922, put in each room of the Hotel a Bible with the dedication: "Presented by Robert Dollar to the Y.M.C.A. Hotel, San

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Continuation sheet Y.M.C.A. Hotel San Francisco, CA Item number 8 Page 6

8. SIGNIFICANCE (Continued)

Francisco, With the request that a chapter be read every day, as I have done for the past Fifty Years." (17) The Board president from 1922 through 1932 was John H. McCallum, lumber mill owner, sometime president of the State Board of Harbor Commissioners, and active also in the Methodist Extension Society, the Council of Christians and Jews, Boy Scouts, Community Chest, etc. Insurance magnate Rolla V. Watt, Board president 1900-1914 and director 1882-1926, set the record for longevity, but all the directors were loyal for long periods. The leadership created and reinforced this loyalty by such appeals as the one of General Secretary Richard Perkins, recorded in the Board minutes for 19 November 1928 and titled "What does a 'Building Era' do to a Young Men's Christian Association and What to do about it." Perkins cited "Diversion of leadership, in a degree, from the chief function--Christian character building." His analysis reveals that the directors habitually worked as volunteers on various Y subcommittees, teams, classes, camps and boyswork, checking and reinforcing the paid staff, and that "in our wonderful mission and program" lay "much satisfaction to those at the top." The men who heard this appeal and kept coming back for more included raisin company president Franklin P. Nutting, bank executive Edward V. Krick, Industrial Association manager Albert E. Boynton, Schmidt Litho's advertising director Ben D. Dixon, and John M. Kepner, vice-president of a large real estate concern. It is such men's conception of charitable work that the Y.M.C.A. Hotel symbolizes.

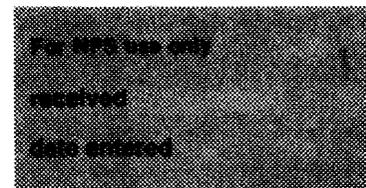
The Board spend a long time considering financial options. Since the Y's charitable fund-raising capacity was already severely taxed by the regular service program needs and by the other building projects, and since the Hotel was anticipated as a profitable arm of the Association, the Board decided to form a hotel corporation on the model of the one that had built a Y.M.C.A. Hotel in Buffalo, NY. Such a corporation could raise money by selling dividend-paying stock and interest-bearing bonds, and by negotiating mortgages. Accordingly the Y.M.C.A. Hotel Company was incorporated in 1926, with Y Board president John H. McCallum as its president and Y Board Secretary R.W. Blosser as the Hotel secretary. Relationships were close. The Y itself, under the umbrella of its Trustees, took the whole \$138,000 issue of common stock. Y directors peddled the preferred stock and the bonds among themselves, their friends and relations, the architect and the contractors. The Preferred Stock Record shows very little turnover in ownership, and the Hotel Company sold itself back to the San Francisco Metropolitan Y.M.C.A. in 1955.

The Hotel Company entrusted the running of the Hotel to the San Francisco Metropolitan Y.M.C.A. as a branch. It offered a clean, safe, moral and

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8. SIGNIFICANCE (Continued)

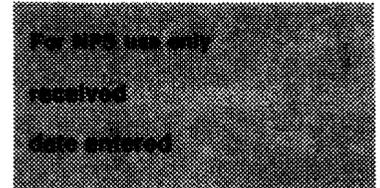
inexpensive place to stay for young men passing through or temporarily in need, just as the Y had been offering smaller numbers of rooms since 1868. The Hotel opened for business on Tuesday, 11 December 1928, but official ceremonies waited till 17 January 1929, when Charles P. Taft, officer of the International Y.M.C.A., presided over sealing the cornerstone, as his father President William Howard Taft had officiated at the cornerstone laying for the Golden Gate building in 1911. (18) Before word of the Hotel's existence could spread far enough to fill it, the Great Depression had set in, drastically changing the needs of young men and consequently the Hotel's financial picture. The needy who flocked to the Y for relief often were given a few nights' free hotel room, or more in exchange for work. Reports to the Y.M.C.A. Board show that, with lowered rates, stringent economies and salary cutting, income did cover operational expenses, but often could not pay debt interest. To increase occupancy the Hotel began admitting women early in 1935. Board Minutes never again mentioned the originally intended 1500-room hotel, and the remainder of the original lot has been a parking lot from the time the Hotel's building contractor ceased using it.

Remodeling over the years has not seriously damaged the architectural significance of the building. Permit applications record: the electric sign "YMCA Hotel, for men and women" in 1935; extensive basement changes in 1945 and 1962; sprinkling and lowered Game Room ceiling in 1966; Lobby remodeling including lowered ceiling, lighting, closing of elevator balcony, paneling throughout and probably the automatic front door, all in 1967; aluminum sidewalk awning in 1969; removal of leaking skylights in the Game Room in 1979; and new elevator call lights also in 1979. There is some exterior building wear, such as chipped bricks at the corner. The renovation recently begun is to restore the ceiling shapes in Lobby and Game Room, and to rebuild an approximation of the original front door, but without steps so as to permit handicapped access. General purpose of the renovation is to convert the building from transient and semi-permanent hotel rooms to low-income housing, retaining the three original main public spaces on the first floor and the upper floor corridors, while upgrading safety, plumbing and functional systems and enlarging most upper floor rooms. Original plans exist to aid the restoration.

(For footnotes, see continuation page 8.)

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National Register of Historic Places
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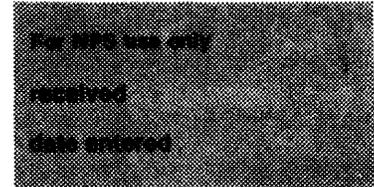
Continuation sheet Y.M.C.A. Hotel San Francisco, CA Item number 8 Page 8

8. SIGNIFICANCE: FOOTNOTES

- (1) Corbett (see bibliography, continuation page 9): 208/2.
- (2) Corbett identifies these models as the Merchants Exchange, Emporium Call Building, Kohl Building, Rialto Building, Butler Building and St. Francis Hotel, p. 34.
- (3) San Francisco Chronicle, 2 April 1927: 6/5.
- (4) Architect and Engineer (A&E), March 1926: 114/2.
- (5) Corbett: 52.
- (6) A&E, 1928, Jan.: 108, April: 116, Aug.: 44-49, Sept.: 106, Dec.: 109.
- (7) A&E, 1929, Sept.: 116, Oct.: 110.
- (8) Chronicle, 4 March 1930: 25/2. A&E, 1931, March: 95, Oct.: 101.
- (9) A&E, Jan. 1931: 113/1. San Francisco Directory, 1937:
- (10) Gebhard et al. Guide . . . Northern California, 1973: 352. Y.M.C.A., Minutes . . . Directors, passim. Ashley, Keyser & Runge, information for Meyer's Obituary, 6 March 1961 (Heritage files).
- (11) Chronicle, 6 Oct. 1934: 30/3, 6 May 1942: 1/3, 12/5.
- (12) Y.M.C.A., Preferred Stock Record. Y.M.C.A. Hotel Co., Stock Certificates (San Francisco Metropolitan Y.M.C.A.).
- (13) Y.M.C.A., Minutes . . . Directors: 9 May 1921, 12 Sept. 1921, 28 Aug. 1922, 19 Nov. 1923, 16 June 1924, 25 Jan. 1926, 8 Feb. 1926, 14 Mar. 1927.
- (14) Hopkins, YMCA in North America: 576.
- (15) Minutes . . . Directors: 13 Sept. 1926, 14 Feb. 1927.
- (16) Drury, San Francisco YMCA: 68, 141, 144.
- (17) Drury: 178.
- (18) San Francisco Examiner, 17 Jan. 1929: 19/1, 18 Jan. 1929.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



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San Francisco, CA Page 9

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Hopkins, C. Howard. History of the Y.M.C.A. in North America, New York 1951, Association Press: passim.

Meyer, Frederick H. Y.M.C.A. Hotel Building, Plans, 1927, 22 pages.

San Francisco Department of Public Works. Building permit applications for 351 Turk St.

San Francisco Directory, 1908-1961; passim.

Warner, Stuart. Interview, 26 Feb. 1985.

Y.M.C.A. Archives. Minutes of the Board of Directors, ms, California Historical Society (CHS): 1917-1935.

--- Minutes of the Y.M.C.A. Hotel Co., ms, CHS: 1943-1956.

--- Preferred Stock Record, ms, CHS.

Brick coping

Brick Coping
Brick
C. Cornice

Brick coping

Continue Parapet

Fin. 14th fl.

Fin. 13th fl.

Fin. 12th fl.

Fin. 11th fl.

Fin. 10th fl.

Fin. 9th fl.

Fin. 8th fl.

Fin. 7th fl.

Fin. 6th fl.

Fin. 5th fl.

Fin. 4th fl.

Fin. 3rd fl.

Fin. 2nd fl.

Fin. 1st fl.

Fin. 0th fl.

Fin. Basmt.

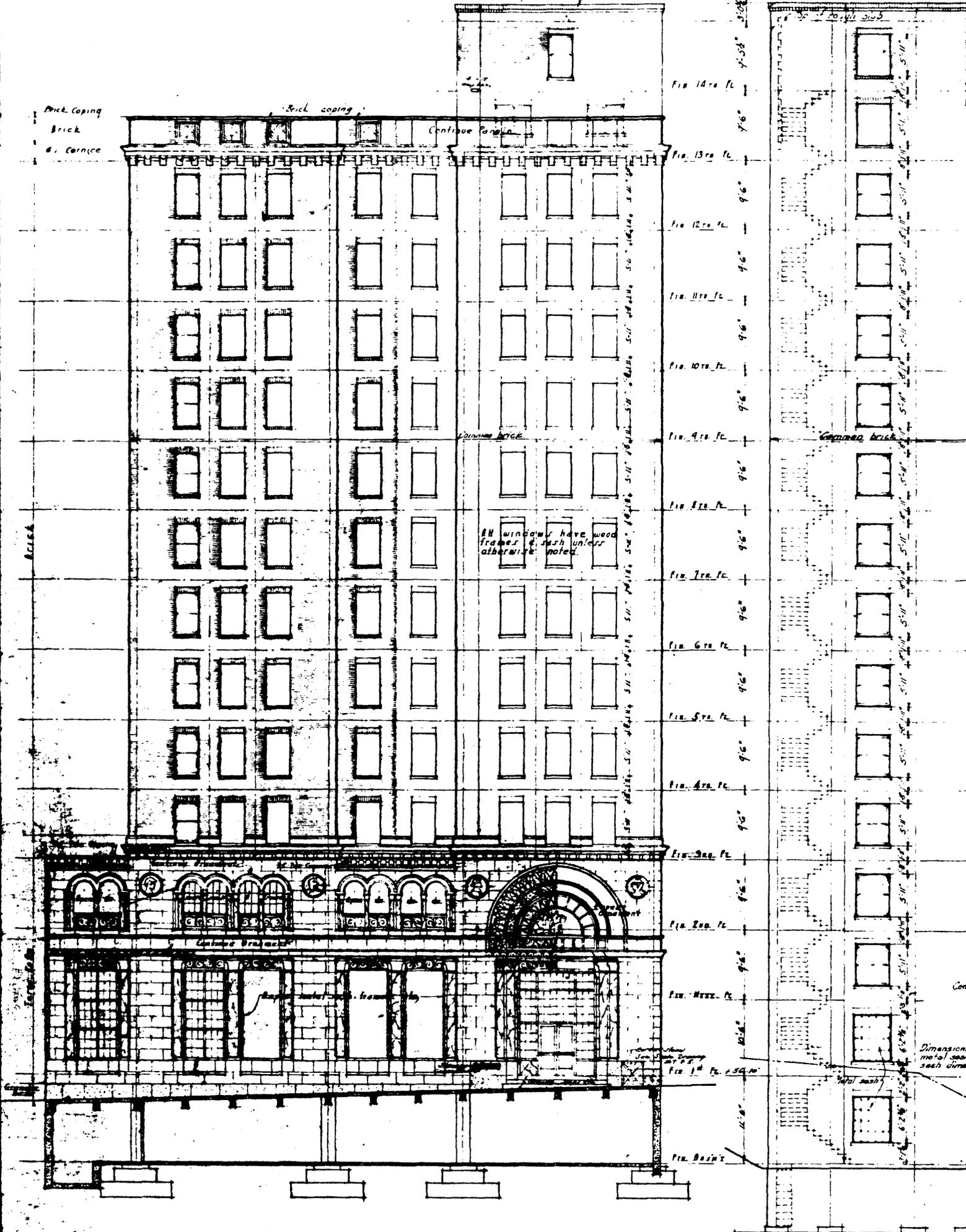
Brick

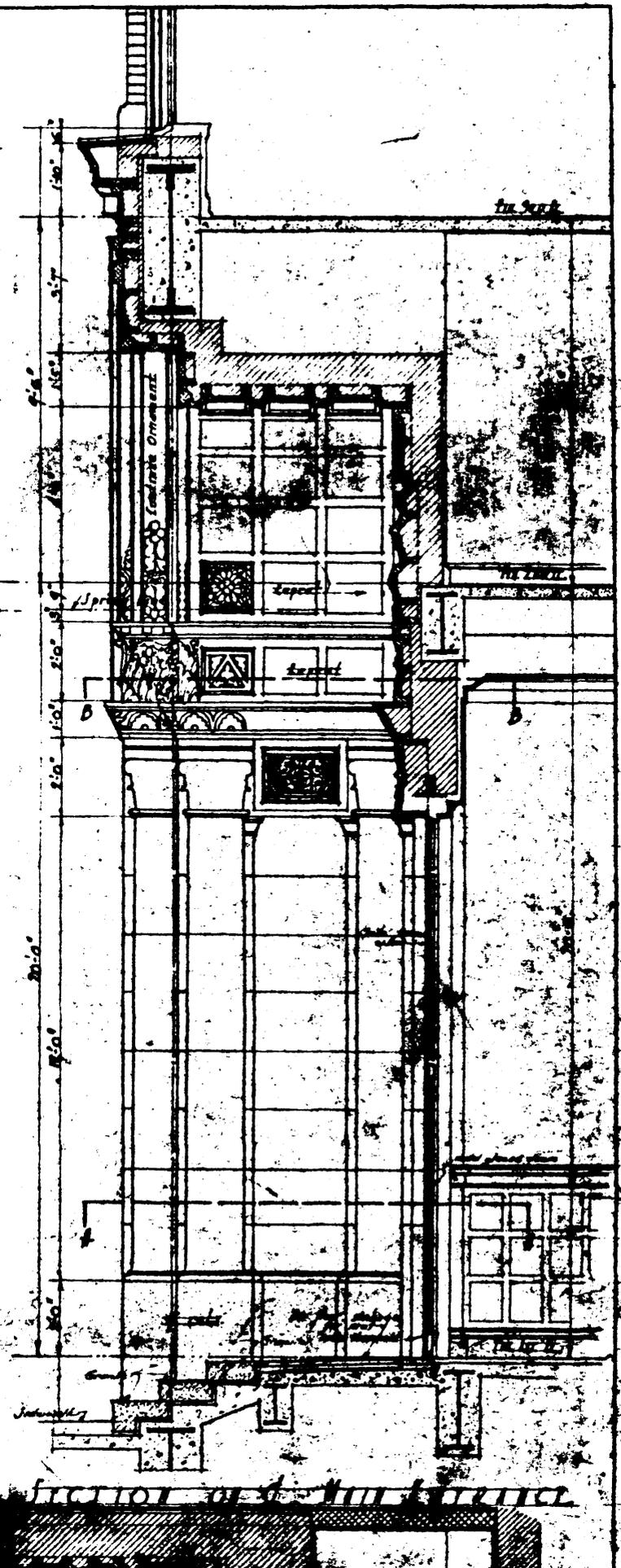
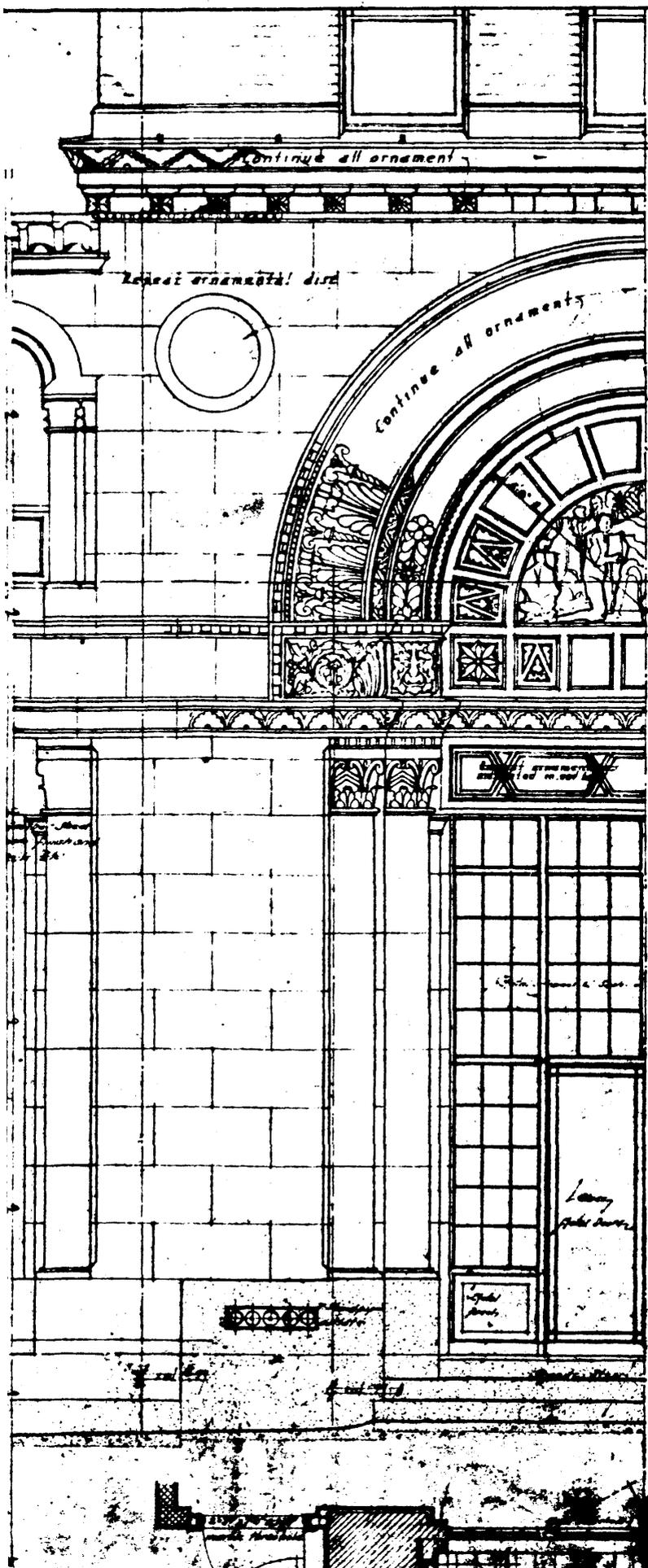
Common brick

Common brick

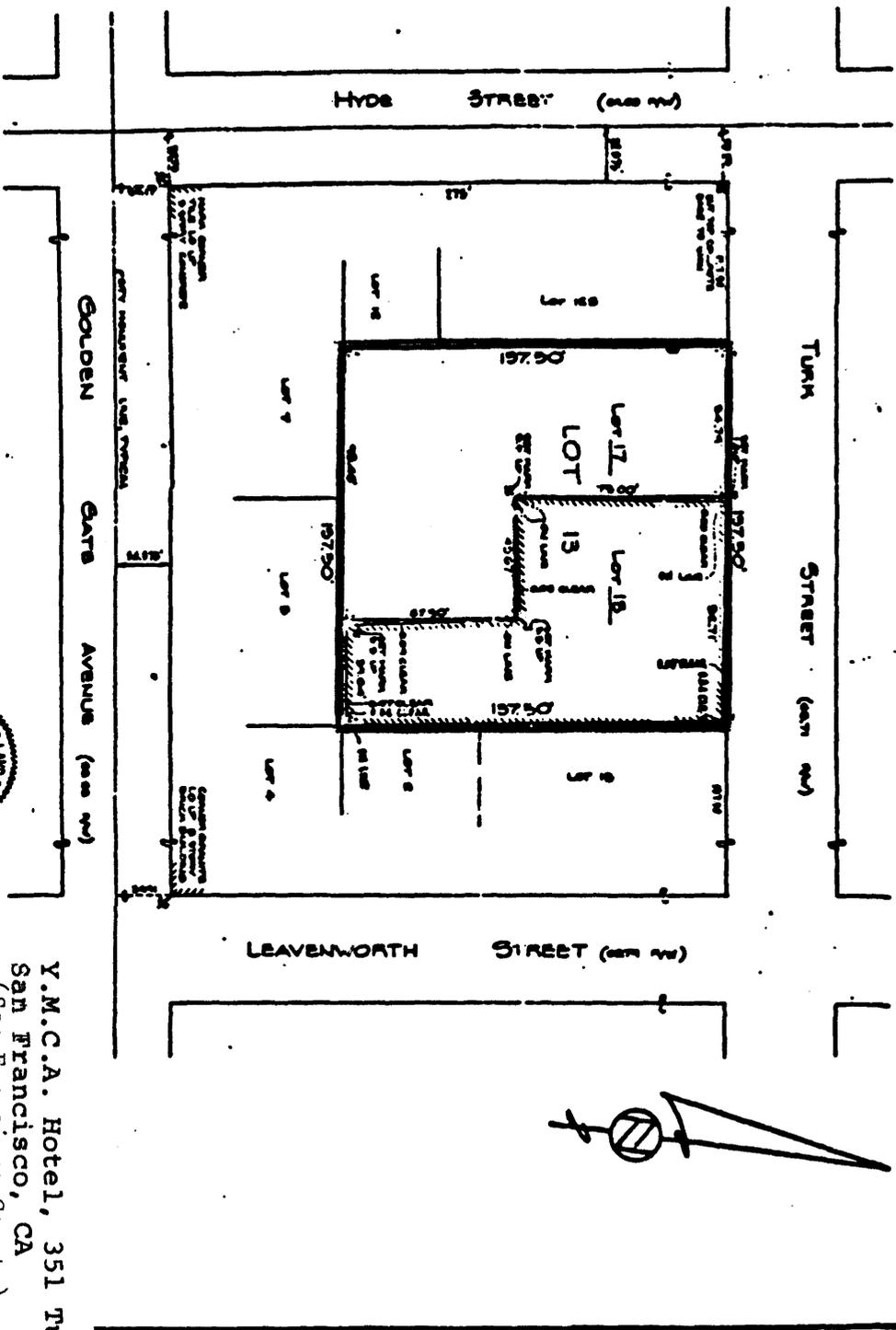
All windows have wood frames & sash unless otherwise noted.

Dimensions metal sash sash dimensions





SECTION OF THE BUILDING



DATE OF SURVEY: CITY MAP NUMBER MAP NO. 14 ON FILE IN THE OFFICE OF THE CITY ENGINEER.
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 DETAILS FROM PROPERTY LINES ARE NOT TO SCALE.

CITY ENGINEER'S CERTIFICATE:
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPLICABLE PRELIMINARY MAP AND THE CONDITIONS OF APPROVAL THEREOF.

SIGNED: John A. ...
 CITY ENGINEER
 CITY AND COUNTY OF
 SAN FRANCISCO



PREPARED BY:
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF Y.M.C.A.

SIGNED: John A. ...
 U.S. NO. 7130

Y.M.C.A. Hotel, 351 Turk Street
 San Francisco, CA
 (San Francisco County)
 PARCEL MAP
 Lot 18 is the building.
 Lot 17 is the parking lot.
 Until 1985 both together were Lot 13.

RECORDED: REC-66864
 FILED THIS 7th DAY OF February,
 AT 3:07 P.M. IN ROOM 30
 OF PARCEL MAPS, IN BOOK 26
 REQUEST OF ...

SIGNED: John A. ...
 COUNTY ENGINEER
 CITY AND COUNTY OF
 SAN FRANCISCO