

1 (Landmarks)  
2 DESIGNATING THE CADILLAC HOTEL AT 366-394 EDDY STREET AS A LANDMARK PURSUANT  
3 TO ARTICLE 10 OF THE CITY PLANNING CODE.

4  
5 Be it ordained by the People of the City and County of San Francisco:  
6 Section 1. The Board of Supervisors hereby finds that the Cadillac Hotel  
7 located at 366-394 Eddy Street, Lot 12 in Assessor's Block 333, has a special  
8 character and special historical, architectural and aesthetic interest and  
9 value, and that its designation as a landmark will further the purposes of,  
10 and conform to the standards set forth in Article 10 of the City Planning  
11 Code.

12 (a) Designation. Pursuant to Section 1004 of the City Planning Code,  
13 Chapter II, Part II of the San Francisco Municipal Code, the Cadillac Hotel  
14 at 366-394 Eddy Street is hereby designated as a landmark, this designation  
15 having been duly approved by Resolution No. 10152 of the City Planning Commis-  
16 sion, which Resolution is on file with the Clerk of the Board of Supervisors  
17 under File No. 90-84-13.

18 (b) Required Data. The description of the location and boundaries of the  
19 Landmark site, of the characteristics of the Landmark which justify its desig-  
20 nation, and of the particular features that should be preserved as include in  
21 the said Resolution, are incorporated in this designating ordinance though  
22 fully set forth.

23 APPROVED AS TO FORM:  
24 George Agnost  
25 CITY ATTORNEY

RECOMMENDED:  
CITY PLANNING COMMISSION

26  
27 By Lawrence J. Jeter  
28 Deputy City Attorney

By Dean L. Macris  
29 Dean L. Macris  
30 Director of Planning

JHM:vr

Board of Supervisors, San Francisco

Passed for Second Reading  
November 26, 1984

§ Finally Passed  
§  
§ December 3, 1984  
§  
§

Ayes: Supervisors Britt Hongisto  
Kennedy Kopp Maher Molinari Nelder  
Renne Silver Walker Ward

§ Ayes: Supervisors Britt Hongisto  
§ Kennedy Maher Molinari Nelder  
§ Renne Silver Walker Ward  
§

Absent: Supervisors Hongisto Ward

§ Absent: Supervisor Kopp  
§

I hereby certify that the foregoing ordinance  
was finally passed by the Board of Supervisors  
of the City and County of San Francisco

File No.  
90-84-13

12/7/84  
Date Approved

John Taylor  
Clerk  
James H. Dennis  
Mayor

SAN FRANCISCO  
CITY PLANNING COMMISSION  
RESOLUTION NO. 10152

WHEREAS, A proposal to designate the Cadillac Hotel at 366-394 Eddy Street as a Landmark pursuant to the provisions of Article 10 of the City Planning Code was initiated by the Landmarks Preservation Advisory Board on September 5, 1984, and said Advisory Board, after due consideration, has recommended approval of this proposal; and

WHEREAS, The City Planning Commission, after due notice given, held a public hearing on November 15, 1984 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, the proposal to designate the aforementioned structure, the Cadillac Hotel at 366-394 Eddy Street, as a Landmark pursuant to Article 10 of the City Planning Code is hereby APPROVED, the precise location and boundaries of the Landmark site being those of Lot 12 in Assessor's Block 333;

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 297 as adopted on September 5, 1984 which Resolution is incorporated herein and made a part thereof as though fully set forth;

Third, That 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. 84.437L;

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 by the City Planning Commission on November 15, 1984.

Lee Woods, Jr.  
Secretary

AYES: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt and Wright  
NOES: None  
ABSENT: Commissioner Salazar  
PASSED: November 15, 1984

LANDMARK # 176

BUILDING NAME: Cadillac Hotel	OWNER: Realty House West
BUILDING ADDRESS: 366-394 Eddy Street	BLOCK & LOT: 333/12 ZONING: RC-4
300-324 Leavenworth Street	
ORIGINAL USE: hotel	NO. OF STORIES: 4 LPAB VOTE: 7-0
CURRENT USE: hotel, ground floor retail including Newman's Gym	EXTERIOR MATERIALS: brick, terra cotta window trim, cast iron columns, sheetmetal cornice

**STATEMENT OF SIGNIFICANCE:**  
 (Describe special CHARACTER, or special HISTORICAL ARCHITECTURAL or AESTHETIC interest or value.) The Cadillac Hotel is significant as a noteworthy example of the work of the important architectural firm of Meyer and O'Brien; as the long term home of reputedly the oldest professional boxing facility in the United States now known as Newman's Gym; and as a contributing structure to the residential neighborhood North of Market defined by post 1906 earthquake and fire reconstruction. Frederick Meyer and Smith O'Brien were partners in an architectural firm from 1902 to 1908 that produced some of the city's finest buildings. The three part design of the hotel is unusual in apartment hotel construction. 312 Leavenworth Street has been a boxing facility since 1924 and has hosted nearly all of the greatest in boxing history. The construction of the Cadillac Hotel in 1908 foreshadowed the development of the Tenderloin as a major residential neighborhood stimulated by the 1915 Panama-Pacific International Exposition.

(may be continued on back)

**EVALUATION CRITERIA**

**A. ARCHITECTURE**

1. Style: Renaissance/Baroque; Art Nouveau influence.
2. Construction Type: brick
3. Construction Date: 1908 (Building Department)
4. Design Quality: (LPAB ONLY) An excellent example of an unusually detailed three part composition.
5. Architect: Meyer (Frederick H.) and O'Brien (Smith), designers of such noted San Francisco buildings as the Humboldt Bank Building, 783-785 Market Street (1906); the Monadnock Building, 673-687 Market (over)
6. Interior Quality: (LPAB ONLY)  
(Publicly owned buildings)

**B. HISTORY**

(as building is significantly associated with specific)

7. Persons: Taussig and Ryan Gymnasium opened in 1924 in the former dining room of the hotel. Operated by (over)
8. Events: Cassius Clay (Muhammed Ali) was in San Francisco in 1960 vying for the amateur light-heavyweight championship. Working out at Newman's Gym, he won the title and a slot on the U. S. Olympic Boxing Team. It was Billy Newman who gave Clay \$400 to pay his (over)
9. Patterns of History: (cultural, social, political, military, economic or industrial) The Cadillac Hotel reflects San Francisco's post 1906 earthquake and fire reconstruction. (over)

**C. ENVIRONMENT**

(relation to surroundings, specifically in terms of:)

10. Continuity: By its scale, massing, ornamentation, materials and corner location, the structure relates to the predominant character of the North of Market district.
11. Setting: The structure is built to the lot line.
12. Importance as a Visual Landmark: A conspicuous and familiar structure in the context of the neighborhood.

**D. INTEGRITY** (cite alterations and physical conditions; restoration in progress.

**RATINGS**

- DCP: 3
- HERE TODAY: -
- SPLENDID SURV.: Extended Survey: A
- NAT'L REGISTER: Nomination in preparation
- NAT'L LANDMARK: -
- STATE LANDMARK: -

**BIBLIOGRAPHY:**

(list sources on back)  
 PREPARED BY: J. Malone  
 ADDRESS: 450 McAllister Street  
 San Francisco, CA 94102  
 PHONE: 558-2816  
 DATE: 9/16, 10/14, 10/17, 1984



5. Continued

Street (1906); and the Rialto Building, 116 New Montgomery Street (1902). Frederick Meyer in his own practice designed PG&E Old Station J, at 569 Commercial Street (1914), and California Hall 625 Polk Street (1912), both designated San Francisco landmarks's with John Galen Howard and John Reid, Jr., he designed Exposition Auditorium (1914) and developed the Civic Center Plan.

7. Continued

James J. "Moose" Taussig and W. J. "Paddy" Ryan in partnership through 1936, Ryan maintained proprietorship of the gym until 1942 when he sold it to Joe Herman and William "Billy" Newman. Reputedly the oldest boxing gymnasium in the nation, it is the only professional boxing facility in San Francisco. Well known boxers who have trained at the gym include Muhammad Ali, Freddie Apostoli, Max Baer, Jim Braddock, Frankie Campbell, Primo Canera, Ezzard Charles, Al Citrino, Jack Dempsey, George Foreman, News Boy Garvas, Masahiko "Fighting" Harada, Fidel La Barba, Jake LaMotta, Joe Louis, Rocky Marciano, Small Montana, Archie Moore, Bobo Olson, Floyd Patterson and Sugar Ray Robinson. Billy Newman, who died in March of 1984, was well known and respected by boxing professionals and the neighborhood at large. He had a reputation for generosity, demonstrated numerous times by his assistance to fighters who couldn't afford gym fees and equipment.

Andrew A. Louderback, developer of the Cadillac, was born in Philadelphia, Pa. in 1831. He came to San Francisco with his parents and brother (Davis) by way of the Horn on the ship Levant, arriving on September 15, 1849. Louderback made a career as a produce salesman, served as a volunteer fireman, and participated in the Vigilance Committees. He died on April 14, 1926 at the age of 94 years.

Other persons affiliated with the building include the original proprietress of the hotel, Mrs. J. E. Manlove, and R. H. Gately. Mr. Gately, manager, had 16 years of experience with the "old Palace" according to the San Francisco Call of April 27, 1908.

8. Continued

way home.

The Cadillac Hotel was the site of the formation of the first chapter of the Rotary Club outside of Chicago. A member of the Chicago Rotary (founded in 1905), Manuel Munos with the Sperry and Hutchinson Company was in San Francisco on business in 1908. He stayed at the Cadillac where he met Homer Ward, a local attorney. Together the two established the San Francisco Rotary to serve as a business trading club.

9. Continued

The Cadillac Hotel and the Arlington Hotel (480 Ellis, 1907) were leaders in the reconstruction of the Tenderloin following the 1906 earthquake and fire. Both 4 story brick structures, they indicated the scale and material of the district as it was to be rebuilt.

The 60 year tenancy of the gymnasium relates the structure to the history of professional boxing.

Bibliography:

Foundation for San Francisco's Architectural Heritage:  
File, Cadillac Hotel, 366-394 Eddy Street.

San Francisco Call: April 27, 1908.

San Francisco Chronicle: March 13, 1907, August 24, 1984.

San Francisco Progress: August 29, 1984.

San Francisco Bureau of Building Inspection:  
Building Permit Records.