

1 [Planning Code - Landmark Designation - 90-92 Second Street (aka the Bourdette Building)]

2

3 **Ordinance designating 90-92 Second Street (aka the Bourdette Building), Assessor's**
4 **Block No. 3707, Lot No. 012, as a Landmark under Planning Code, Article 10; and**
5 **making environmental findings, findings of public necessity, convenience and welfare,**
6 **and findings of consistency with the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8

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

12

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

14

Section 1. Findings.

15

(a) Pursuant to Section 4.135 of the Charter of the City and County of San Francisco,
16 the Historic Preservation Commission has authority "to recommend approval, disapproval, or
17 modification of landmark designations and historic district designations under the Planning
18 Code to the Board of Supervisors."

19

(b) On May 11, 2012, the Historic Preservation Commission added 90-92 Second
20 Street (aka the Bourdette Building), to the Landmark Designation Work Program.

21

(c) Department Staff, Jonathan Lammers, who meets the Secretary of Interior's
22 Professional Qualification Standards, prepared the Landmark Designation Report for 90-92
23 Second Street (aka the Bourdette Building). This Landmark Designation Report was reviewed
24 by Department staff for accuracy and conformance with the purposes and standards of Article
25 10.

1 (d) The Historic Preservation Commission, at its regular meeting of July 1, 2015,
2 reviewed Department staff's analysis of the historical significance of 90-92 Second Street per
3 Article 10 as part of the Landmark Designation Case Report dated July 1, 2015.

4 (e) On July 1, 2015, the Historic Preservation Commission passed Resolution No. 748
5 initiating designation of 90-92 Second Street (aka the Bourdette Building), Lot 012 in
6 Assessor's Block 3707, as a San Francisco Landmark pursuant to Section 1004.1 of the San
7 Francisco Planning Code. Such resolution is on file with the Clerk of the Board in File No.
8 151211 and incorporated herein by reference.

9 (f) On November 4, 2015, after holding a public hearing on the proposed designation
10 and having considered the specialized analyses prepared by Planning Department staff and
11 the Landmark Designation Case Report, the Historic Preservation Commission recommended
12 approval of the proposed landmark designation of 90-92 Second Street (aka the Bourdette
13 Building), Lot 012 in Assessor's Block 3707, in Resolution No. 757. Such resolution is on file
14 with the Clerk of the Board in File No. 151211.

15 (g) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
16 proposed landmark designation of 90-92 Second Street (aka the Bourdette Building), Lot 012
17 in Assessor's Block 3707, will serve the public necessity, convenience and welfare for the
18 reasons set forth in Historic Preservation Commission Resolution No. 757, and the Board
19 incorporates such reasons herein by reference.

20 (h) The Board finds that the proposed landmark designation of 90-92 Second Street
21 (aka the Bourdette Building), Lot 012 in Assessor's Block 3707, is consistent with the San
22 Francisco General Plan and with Planning Code Section 101.1(b) for the reasons set forth in
23 Resolution No. 757, recommending approval of the proposed designation, which is
24 incorporated herein by reference.

1 (i) The Planning Department has determined that the actions contemplated in this
2 Ordinance are in compliance with the California Environmental Quality Act (California Public
3 Resources Code section 21000 et seq., "CEQA"). Specifically, the Planning Department has
4 determined the proposed Planning Code amendment is subject to a Categorical Exemption
5 from CEQA pursuant to Section 15308 of the Guidelines for Implementation of the statute for
6 actions by regulatory agencies for protection of the environment (specifically in this case,
7 landmark designation). Said determination is on file with the Clerk of the Board of
8 Supervisors in File No. 151211 and is incorporated herein by reference.

9 (j) The Board of Supervisors hereby finds 90-92 Second Street (aka the Bourdette
10 Building), Lot 012 in Assessor's Block 3707, has a special character and special historical,
11 architectural, and aesthetic interest and value, and that its designation as a Landmark will
12 further the purposes of and conform to the standards set forth in Article 10 of the San
13 Francisco Planning Code.

14
15 Section 2. Designation.

16 Pursuant to Section 1004 of the Planning Code, 90-92 Second Street (aka the
17 Bourdette Building), Lot 012 in Assessor's Block 3707, is hereby designated as a San
18 Francisco Landmark under Article 10 of the Planning Code.

19
20 Section 3. Required Data.

21 (a) The description, location, and boundary of the Landmark site consists of the City
22 parcel located at Lot 012 in Assessor's Block 3707, on the northwest corner of Second Street
23 and Mission Streets, in San Francisco's South of Market neighborhood.

24 (b) The characteristics of the Landmark that justify its designation are described and
25 shown in the Landmark Designation Case Report and other supporting materials contained in

1 Planning Department Case Docket No. 2015-005887-DES. In brief, 90-92 Second Street (aka
2 the Bourdette Building), Lot 012 in Assessor's Block 3707, is eligible for local designation
3 under National Register of Historic Places Criterion A (association with events that have made
4 a significant contribution to the broad patterns of our history). The Bourdette Building at 90-92
5 Second Street is significant for its direct and intimate association with the 1906 Earthquake
6 and Fire. The disaster and the rebuilding that followed is the most significant event in San
7 Francisco history. The building at 90-92 Second Street is a unique survivor of 1906. While the
8 rest of the South of Market was reduced to ashes on April 18, this two-story brick building
9 remained almost miraculously undamaged. Within the entirety of the burned district, it was the
10 only building to survive without anyone inside or outside fighting to save it. In the days
11 following the disaster, crowds gathered in front of the building, astonished. Today it is a direct
12 and tangible link to a precise moment in time, a touchstone of moment when old San
13 Francisco was destroyed and a new city was rebuilt.

14 The building at 90-92 Second Street is also eligible for local designation under National
15 Register of Historic Places Criterion C (association with design and construction that
16 embodies distinctive characteristics of a type, period, or method of construction). There are no
17 other comparable small-scale commercial buildings in downtown San Francisco that survived
18 the 1906 disaster. Thus the building is highly significant as an example of commercial
19 construction in the downtown area prior to 1906. It is also architecturally significant as a work
20 by master architects Bliss & Faville, one of the most respected and prolific architectural firms
21 in early 20th century San Francisco.

22 (c) The particular features that shall be preserved, or replaced in-kind as determined
23 necessary, are those generally shown in photographs and described in the Landmark
24 Designation Case Report, which can be found in Planning Department Docket No. 2015-

25

1 005887-DES, and which are incorporated in this designation by reference as though fully set
2 forth. Specifically, the following exterior features shall be preserved or replaced in kind:

- 3 (1) All exterior elevations, rooflines and ornamentation;
- 4 (2) Brick cladding;
- 5 (3) Corbelled brick stringcourses separating the first and second stories;
- 6 (4) Recessed double-arch window openings on the second floor fenestrated
7 with a tripartite window system consisting of a central double-hung (one-over-one) wood
8 window flanked by two smaller (one-over-one) wood windows. The tops of window frames are
9 arched in alignment with the window opening and the bases rest on a brick sill;
- 10 (5) Brick stringcourse above the windows;
- 11 (6) Roofline characterized by a brick dentils, a cornice, and a flat parapet;
- 12 (7) Entry at the northeast corner (90 Second Street) featuring a wood door and
13 wood frame transom;
- 14 (8) Entry at the southeast corner (600 Mission Street) featuring a mosaic tile
15 threshold and corner pole (originally rounded, currently squared);
- 16 (9) Recessed entries and storefront bulkheads;
- 17 (10) Transom area facing Mission Street, currently obscured by signage.

18
19 Section 4. The property shall be subject to further controls and procedures pursuant to
20 the San Francisco Planning Code.

21
22 Section 5. Effective Date.

23 This ordinance shall become effective 30 days after enactment. Enactment occurs
24 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
25

1 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
2 Mayor's veto of the ordinance.

3

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

6 By: _____
7 VICTORIA WONG
8 Deputy City Attorney

9 n:\land\as2015\0900449\01059041.doc

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25