

LEGISLATIVE DIGEST

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

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

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"). (Planning Code Section 1006; Charter of the City and County of San Francisco, Section 4.135.) Thus, landmark designation affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 250 individual landmarks in the City under Article 10, in addition to other structures and districts in the downtown area that are protected under Article 11. (See Appendix A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to add a new historic landmark to the list of individual landmarks under Article 10: 90-92 Second Street (aka the Bourdette Building).

The ordinance finds that 90-92 Second Street (aka the Bourdette Building) is eligible for designation as a City landmark under National Register of Historic Places Criterion A (association with events that have made a significant contribution to the broad patterns of our history). 90-92 Second Street is significant for its direct and intimate association with the 1906 Earthquake and Fire. The disaster and the rebuilding that followed is the most significant event in San Francisco history. The building at 90-92 Second Street is a unique survivor of 1906. While the rest of the South of Market was reduced to ashes on April 18, this two-story brick building remained almost miraculously undamaged. Within the entirety of the burned district, it was the only building to survive without anyone inside or outside fighting to save it.

The building at 90-92 Second Street is also eligible for local designation under National Register of Historic Places Criterion C (association with design and construction that embodies distinctive characteristics of a type, period, or method of construction). There are no other comparable small-scale commercial buildings in downtown San Francisco that survived the 1906 disaster. Thus the building is highly significant as an example of commercial construction in the downtown area prior to 1906. It is also architecturally significant as a work

by master architects Bliss & Faville, one of the most respected and prolific architectural firms in early 20th century San Francisco.

As required by Section 1004, the ordinance lists the particular exterior features that shall be preserved, or replaced in-kind as determined necessary.

Background Information

The landmark designation was initiated by the HPC pursuant to its authority under the Charter to recommend approval, disapproval, or modification of landmark designations and historic district designations under the Planning Code to the Board of Supervisors. The HPC held a hearing to initiate the landmark designation of 90-92 Second Street (aka the Bourdette Building) on July 1, 2015. On November 4, 2015, after holding a public hearing on the proposed designation and having considered the Landmark Designation Case Report prepared by Planning Department staff Jonathan Lammers, the HPC voted to recommend approval of the proposed landmark designation of 90-92 Second Street (aka the Bourdette Building) to the Board of Supervisors.

90-92 Second Street (aka the Bourdette Building) already has a rating of "IV" as a contributor to the New Montgomery-Mission-2nd Street Conservation District under Article 11 of the Planning Code.

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