

LEGISLATIVE DIGEST

[Planning Code - Amending Landmark Designation - 906 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church)]

Ordinance amending the Landmark Designation for Landmark No. 204, 906 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church), Assessor's Parcel Block No. 0149, Lot No. 009, under Article 10 of the Planning Code, to confirm the exterior features that should be preserved or replaced in kind, and to add interior features to the designation; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare findings under Planning Code, Section 302.

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 270 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 amend the Landmark designation for 906 Broadway (aka Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church) under Article 10.

The ordinance amends the Landmark designation of 906 Broadway to include the property's interior, in addition to the exterior, which together is eligible for designation as a City Landmark due to the property's significant associations with events that have made a significant contribution to the broad patterns of our history, its embodiment of the distinctive characteristics of a type, period, or method of construction, and as the work of a master. Specifically, Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church is associated with the development of San Francisco's Latino and Spanish-speaking communities from the mid-nineteenth to the mid-twentieth century, as both the geographical

and spiritual heart of the once vibrant Spanish-speaking community of North Beach. Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church was also one of the first churches in the country to be constructed of reinforced concrete, an innovative construction technology at the time, and is an exceptional example of an early twentieth century Mission Revival church with a highly ornate interior displaying Renaissance and Baroque ornamentation. Furthermore, the church is the work of master architects, Shea & Lofquist and its interior murals are the work of master artist, Luigi Brusatori.

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

Background Information

The landmark designation amendment 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 906 Broadway on December 19, 2018. On February 6, 2019, after holding a public hearing on the proposed designation amendment and having considered the amended Landmark Designation Case Report prepared by Planning Department staff, the HPC voted to recommend approval of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church to the Board of Supervisors.