

[Ordinance to Conditionally Designate 690 Market, the Chronicle Building, as a Landmark Under Planning Code Article 10.]

**Ordinance Conditionally Designating 690 Market, the Chronicle Building, As Landmark No. 243 Pursuant To Article 10, Sections 1004 And 1004.4 Of The Planning Code.**

Note: Additions are single-underline italics Times New Roman;  
deletions are ~~strikethrough italics Times New Roman~~.  
Board amendment additions are double underlined.  
Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. Findings

The Board of Supervisors hereby finds that 690 Market, the Chronicle Building, Lot 6 in Assessor's Block 311, when rehabilitated as proposed in the "Rehabilitation Program for the Chronicle Building" (Exhibit A, Attachment A of the Mills Act Contract for 690 Market Street, which document is on file with the Clerk of the Board of Supervisors under File No. \_\_\_\_\_,) will have a special character and special historical, architectural and aesthetic interest and value, and that the building's designation as a Landmark will further the purposes of, and conform to the standards set forth in Article 10 of the City Planning Code.

(a) Designation: The Chronicle Building is hereby conditionally designated as Landmark No. 243. This conditional designation has been approved by Resolution No. 570 of the Landmarks Preservation Advisory Board and Resolution No. \_\_\_\_\_ of the Planning Commission, which Resolutions are on file with the Clerk of the Board of Supervisors under File No. \_\_\_\_\_ and which Resolutions are incorporated herein and made part hereof as though fully set forth. The conditional designation of the Chronicle Building shall become a final landmark designation at such time as the Planning Director, in consultation with the Landmarks Preservation Advisory Board, issues a written determination that 690 Market has

1 been rehabilitated substantially in accordance with the terms set forth in the Mills Act Contract  
2 for 690 Market, which document is on file with the Clerk of the Board of Supervisors under File  
3 No. \_\_\_\_\_. In the event that 690 Market Street is not determined to be rehabilitated  
4 substantially in accordance with the terms set forth in the Mills Act Contract for 690 Market,  
5 the final landmark designation shall not take effect.

6 (b) Priority Policy Findings

7 (1) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this  
8 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
9 Planning Commission Resolution No. \_\_\_\_\_ recommending approval of this Planning  
10 Code Amendment, and incorporates such reasons by this reference thereto. A copy of said  
11 resolution is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

12 (2) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this  
13 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and  
14 with the General Plan and hereby adopts the findings of the Planning Commission, as set  
15 forth in Planning Commission Resolution No. \_\_\_\_\_, and incorporates said findings by this  
16 reference thereto.

17 (c) Required Data:

18 (1) The conditional Landmark site encompasses the triangular footprint of the  
19 Chronicle Building at 690 Market, located immediately north of Market and Geary Street and  
20 east of Kearny Street, on Lot 6 of Assessor's Block 311.

21 (2) The characteristics of the conditional Landmark which, when rehabilitated, will  
22 justify its final designation as a landmark, are described in the Landmark Designation Report  
23 adopted by the Landmarks Preservation Advisory Board on February 18, 2004 and other  
24 supporting materials contained in Planning Department Docket No. 2003.0584L. In brief, the  
25

1 National Register characteristics of the conditional landmark which, once rehabilitated, will  
2 justify its final designation as a landmark are as follows:

3 Its association with the San Francisco earthquake and fire of 1906, and with the San  
4 Francisco labor movement (National Register Criterion A); its association with *San Francisco*  
5 *Chronicle* publisher and San Francisco civic leader and downtown landowner Michael H. de  
6 Young (National Register Criterion B); its important role as San Francisco's first steel-frame  
7 skyscraper, its pioneering seismic systems, and as a work of masters Daniel H. Burnham,  
8 John Wellborn Root, and Willis Polk (National Register Criterion C).

9 (3) The particular exterior features that should be preserved, or replaced in-kind as  
10 determined necessary, are those described in the Landmark Designation Report, which can  
11 be found in the case docket 2003.0584L, and which is incorporated in this designation  
12 ordinance as though fully set forth. In brief, the description of the particular features that  
13 should be preserved, once the Chronicle Building has been rehabilitated, are as follows:

14 (a) The sandstone base, pressed brick shaft, terra cotta banding, terra cotta  
15 windowsills and jamb moldings.

16 (b) The painted wood double-hung windows, metal cornice, central projecting bay, the  
17 frieze course, the entrance arch, and other similar features which have been documented in  
18 historic photographs and drawings, and which are to be reconstructed as part of the  
19 restoration of the Chronicle Building to its 1909 appearance per the Rehabilitation Program for  
20 the Chronicle Building.

21 (c) Those features called out in the "Maintenance Program for the Chronicle Building"  
22 (Exhibit A, Attachment B of the Mills Act Contract for 690 Market Street, which document is on  
23 file with the Clerk of the Board of Supervisors under File No. \_\_\_\_\_).

1 (d) Significant historic exterior physical features associated with newspaper production  
2 labor functions and loading, if any are discovered upon removal of the non-historic  
3 metal, glass and marble exterior cladding installed in 1962.  
4

5 Section 2. The property shall be subject to further controls and procedures, pursuant  
6 to this Board of Supervisor's Ordinance and Planning Code Article 10.  
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8 APPROVED AS TO FORM:  
9 DENNIS J. HERRERA, City Attorney

10 By: \_\_\_\_\_

11 Sarah Ellen Owsowitz  
12 Deputy City Attorney  
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