

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

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

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

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

17 Section 1. Findings.

18 (a) CEQA and Land Use Findings.

19 (1) The Planning Department has determined that the Planning Code  
20 amendment proposed in this ordinance is subject to a Categorical Exemption from the  
21 California Environmental Quality Act (California Public Resources Code Sections 21000 et  
22 seq., "CEQA") pursuant to Section 15308 of California Code of Regulations, Title 14, Sections  
23 15000 et seq., the Guidelines for implementation of CEQA for actions by regulatory agencies  
24 for protection of the environment (in this case, landmark designation). Said determination is  
25

1 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is  
2 incorporated herein by reference. The Board of Supervisors affirms this determination.

3 (2) Pursuant to Planning Code Section 302, the Board of Supervisors finds that  
4 the proposed amendment to the landmark designation of 906 Broadway, Assessor's Block  
5 No. 0149, Lot No. 009 ("Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe  
6 Church" or "906 Broadway"), will serve the public necessity, convenience, and welfare for the  
7 reasons set forth in Historic Preservation Commission Resolution No. \_\_\_\_\_,  
8 recommending approval of the proposed designation, which is incorporated herein by  
9 reference.

10 (3) The Board of Supervisors finds that the proposed amendment to the  
11 landmark designation of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe  
12 Church is consistent with the General Plan and with Planning Code Section 101.1(b) for the  
13 reasons set forth in Historic Preservation Commission Resolution No. \_\_\_\_\_.

14 (b) General Findings.

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

18 (2) Ordinance No. 312-93, enacted in 1993, designated 906 Broadway, the site  
19 of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church, as Landmark No.  
20 204. That ordinance, which is incorporated herein by reference, required that the particular  
21 features to be preserved include those "described in the Landmarks Preservation Advisory  
22 Board's Case Report, in Section A, entitled 'Architecture,' Subsection No. 5, 'Design' and in  
23 Section D, 'Integrity,' Subsection No. 13 'Alterations,'" but it did not list those features in any  
24 detail. Moreover, those features refer only to the building's exterior. The ordinance did not  
25

1 include any of the building's interior character-defining features as part of the Landmark  
2 designation.

3 (3) On August 17, 2016, the Historic Preservation Commission added the  
4 interior of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church to the  
5 Landmark Designation Work Program, a list of individual properties and historic districts under  
6 consideration for landmark designation, adopted by the Historic Preservation Commission at  
7 its June 15, 2011 meeting.

8 (4) The amended Landmark Designation Report prepared for this landmarking  
9 amendment was authored by Planning Department Preservation staff. All preparers meet the  
10 Secretary of the Interior's Professional Qualification Standards for historic preservation  
11 program staff, as set forth in Code of Federal Regulations Title 36, Part 61, Appendix A.  
12 Planning Department staff also reviewed the report for accuracy and conformance with the  
13 purposes and standards of Article 10 of the Planning Code.

14 (5) The Historic Preservation Commission, at its regular meeting of \_\_\_\_\_,  
15 reviewed Planning Department staff's analysis of the historical significance of Iglesia de  
16 Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church, as well as both the exterior  
17 and interior features of the church, pursuant to Article 10 of the Planning Code as part of the  
18 Landmark Designation Case Report dated \_\_\_\_\_.

19 (6) On \_\_\_\_\_, the Historic Preservation Commission adopted Resolution  
20 No. \_\_\_\_\_, initiating an amendment of the Landmark Designation of Iglesia de Nuestra  
21 Señora de Guadalupe/Our Lady of Guadalupe Church pursuant to Section 1004.1 of the  
22 Planning Code. Said resolution is on file with the Clerk of the Board of Supervisors in File No.  
23 \_\_\_\_\_ and is incorporated herein by reference.

24 (7) On \_\_\_\_\_, after holding a public hearing on the proposed  
25 designation amendment and having considered both the specialized analyses prepared by



1 Planning Department staff and the amended Landmark Designation Report, the Historic  
2 Preservation Commission recommended approval of the proposed amendment to the  
3 Landmark Designation of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe  
4 Church by Resolution No. \_\_\_\_\_, to list the exterior and interior features that should be  
5 preserved or replaced in kind. Said resolution is on file with the Clerk of the Board in File No.  
6 \_\_\_\_\_ and is incorporated herein by reference.

7 (8) The Board of Supervisors hereby finds that Iglesia de Nuestra Señora de  
8 Guadalupe/Our Lady of Guadalupe Church has a special character and special historical,  
9 architectural, and aesthetic interest and value, and that expanding its designation as a  
10 Landmark to include interior features will further the purposes of and conform to the standards  
11 set forth in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by  
12 reference the findings of the amended Landmark Designation Report.

13  
14 Section 2. Designation.

15 Pursuant to Section 1004 of the Planning Code, the Landmark Designation for 906  
16 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church),  
17 Assessor's Block No. 0149, Lot No. 009, is hereby amended as specified in Section 3 of this  
18 ordinance. Appendix A to Article 10 of the Planning Code is hereby amended with respect to  
19 Landmark No. 204.

20  
21 Section 3. Required Data.

22 (a) The description, location, and boundary of the Landmark site consists of the City  
23 parcel located at 906 Broadway (Iglesia de Nuestra Señora de Guadalupe/Our Lady of  
24 Guadalupe Church), Assessor's Block No. 0149, Lot No. 009, in San Francisco's North Beach  
25 neighborhood.

1 (b) The characteristics of the Landmark that justify its designation are described and  
2 shown in the Landmark Designation Report and other supporting materials contained in  
3 Planning Department Case Docket No. 2018-008948DES. In summary, Iglesia de Nuestra  
4 Señora de Guadalupe/Our Lady of Guadalupe Church, both the exterior and interior, is  
5 eligible for local designation as it is associated with events that have made a significant  
6 contribution to the broad patterns of our history, embodies the distinctive characteristics of a  
7 type, period, or method of construction, and is the work of a master. Specifically, Iglesia de  
8 Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church is associated with the  
9 development of San Francisco's Latino and Spanish-speaking communities from the late-  
10 nineteenth to the mid-twentieth century, as both the geographical and spiritual heart of the  
11 Latino and Spanish-speaking enclave that existed in North Beach until the 1950s.  
12 Designation of Iglesia de Nuestra Señora de Guadalupe/Our Lady of Guadalupe Church is  
13 also appropriate given that it is one of the first churches in the country to be constructed of  
14 reinforced concrete, considered an innovative construction technology at that time, and is an  
15 exceptional example of an early twentieth century Mission Revival church with a highly ornate  
16 interior displaying Renaissance and Baroque ornamentation. Furthermore, Iglesia de Nuestra  
17 Señora de Guadalupe/Our Lady of Guadalupe Church is the work of master architects Shea &  
18 Lofquist and its interior murals are the work of master artist Luigi Brusatori.

19 (c) The particular features that shall be preserved, or replaced in-kind as determined  
20 necessary, are those generally shown in photographs and described in the Landmark  
21 Designation Report, which can be found in Planning Department Docket No. 2018-  
22 008948DES, and which are incorporated in this designation by reference as though fully set  
23 forth herein. Specifically, the following features shall be preserved or replaced in-kind:

24 (1) The overall form, structure, height, massing, materials, and architectural  
25 ornamentation of the church's exterior identified as:

- 1 (A) Two-story height;
- 2 (B) Cruciform floor plan;
- 3 (C) Reinforced concrete construction;
- 4 (D) Twin towers topped with weathered copper crosses;
- 5 (E) Rectangular central main entry, topped with “Iglesia de Nuestra
- 6 Señora de Guadalupe” engraving;
- 7 (F) Mosaic figure of Our Lady of Guadalupe within a round opening
- 8 bordered by ornamental stucco detailing, topped with Dove of Peace mosaic, located above
- 9 the central main entry;
- 10 (G) Arched niches containing sculpted figures, flanking Our Lady of
- 11 Guadalupe mosaic;
- 12 (H) Arched secondary entries to the west and east of the central entry;
- 13 (I) Projecting one-story bay of east entry;
- 14 (J) Rusticated stucco base containing recessed, arched basement entry;
- 15 (K) Stucco cladding;
- 16 (L) Round arches; and
- 17 (M) Stone steps approaching primary façade entrances.

18 (2) The overall form, structure, height, massing, materials, and architectural  
19 ornamentation of the church’s interior identified as:

- 20 (A) Two-story volume;
- 21 (B) Cruciform floor plan;
- 22 (C) Nave with lower aisle wings and an apse and two side altars at the
- 23 north end of building;
- 24 (D) Five-bay side aisle arches;
- 25 (E) All ceiling form and features, including but not limited to:

- 1 (i) Arched barrel vault nave ceiling;
- 2 (ii) Arched side aisle vault ceilings;
- 3 (iii) Dentil molding and simple cornice dividing upper and lower
- 4 nave levels;
- 5 (iv) Beaded molding at the side aisle arches and apse;
- 6 (v) Decorative ribbing at the barrel vault nave ceiling;
- 7 (F) Corinthian columns supporting the side aisle arches, painted with a
- 8 faux-marble finish and bound with a mid-column decorative cartouche belt;
- 9 (G) Cross-vaulted side aisle ceilings visually delineated by wood
- 10 moldings, each bay containing four separate cartouche motifs and a painted "x" highlighting
- 11 the cross-vault;
- 12 (H) The two northmost side aisle ceilings with features as described
- 13 above and including cherub murals and round stained-glass laylights;
- 14 (I) Corinthian pilasters at the side aisle walls, aligned with the Corinthian
- 15 columns and painted with a faux-marble finish;
- 16 (J) Engaged Corinthian columns circling the apse, painted with a faux-
- 17 marble finish and bound with a mid-column decorative cartouche belt;
- 18 (K) All murals on walls and ceiling painted in a Classical style by Luigi
- 19 Brusatori, including but not limited to:
- 20 (i) Fresco of the Holy Sacrament and the Coronation of the
- 21 Blessed Virgin at the nave ceiling;
- 22 (ii) Fresco depicting the Last Supper and the Multiplication of the
- 23 Loaves and Fishes at the apse;
- 24 (iii) Side aisle banners featuring Latin script;
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- 1 (iv) Slightly projecting portrait medallions at the first-story nave  
2 arch junctions and organ loft balcony;
- 3 (v) Flush portrait medallions above the narthex;
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6 dentil molding, ovular forms, and painted cherub/floral motifs;
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- 8 (ix) Painted figures at the east and west walls of organ loft, within  
9 painted rope-coil frames;
- 10 (L) Arched stained-glass aisle windows portraying the miracle at  
11 Guadalupe, the Sermon on the Mount, and other passages of the Bible;
- 12 (M) Shallow arched stained-glass clerestory windows portraying saints  
13 set within wood frames and topped with decorative, circular grilles;
- 14 (N) Amber glass windows throughout the building;
- 15 (O) Wood parquet flooring located at former pew seating areas;
- 16 (P) Tile flooring located at center aisle and remaining areas;
- 17 (Q) Central entry hall cross-vaulted painted ceiling;
- 18 (R) All interior millwork and molding, such as window surrounds, painted  
19 wood panels under molded wall sill, wood stair balustrade and newel posts;
- 20 (S) Southeast entry room containing an arched stained-glass window  
21 and an arched multi-lite amber art-glass window, each flanked by blind niches;
- 22 (T) Double-height arched pediment wood door surround and wood  
23 confessional vestibules at the south portion of the nave against the north-facing narthex wall;
- 24 (U) Organ loft at south portion of nave; and
- 25 (V) 24-set pipe mechanical Hook and Hastings organ.



1           Section 4. Effective Date. This ordinance shall become effective 30 days after  
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
4 of Supervisors overrides the Mayor's veto of the ordinance.

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

8 By:  \_\_\_\_\_  
9       ANDREA RUIZ-ESQUIDE  
10       Deputy City Attorney

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18 Landmark Designation Case Report dated \_\_\_\_\_.

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- 22 (C) Nave with lower aisle wings and an apse and two side altars at the
- 23 north end of building;
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- 25 (E) All ceiling form and features, including but not limited to:

1 (i) Arched barrel vault nave ceiling;  
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3 (iii) Dentil molding and simple cornice dividing upper and lower  
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5 (iv) Beaded molding at the side aisle arches and apse;

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7 (F) Corinthian columns supporting the side aisle arches, painted with a  
8 faux-marble finish and bound with a mid-column decorative cartouche belt;

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10 moldings, each bay containing four separate cartouche motifs and a painted "x" highlighting  
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20 (i) Fresco of the Holy Sacrament and the Coronation of the  
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23 Loaves and Fishes at the apse;


24 (iii) Side aisle banners featuring Latin script;  
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- 1 (iv) Slightly projecting portrait medallions at the first-story nave  
2 arch junctions and organ loft balcony;
- 3 (v) Flush portrait medallions above the narthex;
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8 By:  \_\_\_\_\_  
9       ANDREA RUIZ-ESQUIDE  
      Deputy City Attorney

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Received at HPC Hearing 12/19/18  
R. Salgado.

**Salgado, Rebecca (CPC)**

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**From:** Gary Jeffrey <gary.jeffrey36@gmail.com>  
**Sent:** Wednesday, December 19, 2018 10:28 AM  
**To:** Salgado, Rebecca (CPC)  
**Cc:** Yolanda Lew  
**Subject:** Re: Project Plans--50-52 Fair Oaks

Rebecca

My first concern is that an addition to the structure that rises above the front wall will change the character of the building. Three and a half feet seems a significant change to the style of the building as it presently exists. Also as I noted previously, the photos submitted with the plans do not reflect the changes adequately. From my front door across the street and from my neighbors front door those changes will be much more apparent. I know that various neighbors have voiced concern about the effects of adding another floor. I will talk to them and get their feedback regarding whether they still feel that way.

Second, I am concerned about the scale of the project. As you probably know this block on Fair Oaks as been subjected to a massive rebuild of the Zuckerberg house that went on for two years and created all sorts of confusion, hassle, traffic problems, parking problems, noise and inconveniences. I am concerned that they do not occupy spaces in front of the house every day for an extended period of time. This concern has also been conveyed to me by neighbors.

Thanks

Gary  
[gary.jeffrey36@gmail.com](mailto:gary.jeffrey36@gmail.com)

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**From:** "Salgado, Rebecca (CPC)" <rebecca.salgado@sfgov.org>  
**Date:** Tuesday, December 18, 2018 at 4:07 PM  
**To:** "gary.jeffrey36@gmail.com" <gary.jeffrey36@gmail.com>  
**Cc:** "Yolanda Lew (flourishmeister@gmail.com)" <flourishmeister@gmail.com>  
**Subject:** RE: Project Plans--50-52 Fair Oaks

Hi Gary,  
The roof of the new addition is proposed to be three-and-a-half feet taller than the top of the front wall. The addition is set 15 feet back from the front wall. This information can be seen on sheets A-2.4 and A-3.3 of the plans that I sent. Please let me know if this clarifies your questions.

If you have any concerns or comments that you'd like to share with the ARC committee tomorrow, feel free to submit these concerns to me via email for me to share at the hearing. The hearing starts at noon, so I would need to hear from you by 11 at the latest to be able to print out any concerns you may have before the hearing. Thanks,

Rebecca

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**From:** Jeffrey, Gary <GJeffrey@ReedSmith.com>  
**Sent:** Tuesday, December 18, 2018 3:11 PM