

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

DRAFT - Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Wednesday, January 21, 2015
12:30 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Hasz, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HASZ AT 12:35 P.M.

STAFF IN ATTENDANCE:

Rich Sucre, Kelly Wong, Keith DeMartini, Pilar LaValley, Tim Frye - Preservation Coordinator, Jonas P. Ionin –
Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. PUBLIC COMMENT - None

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Preservation Coordinator Tim Frye: We expect the Director shortly, but just wanted to call to your attention the Director's Report that was located in your packets, in particular, the Planning Department's Annual Report is available. It was only provided in the Director's Report, but if you'd like a hard copy, we'll be happy to forward you one. There is a section about this Commission and our achievements and activities of 2014.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements

Mr. Frye: Just a couple very short announcements to make. First of all, Happy New Year. This is our first hearing of 2015. Yesterday, I presented along with the Historic Preservation Officer of Chula Vista and Wade Broadhead from the City of Florence, Colorado on a CPF webinar about historic commissions, the management and administration of those commissions. I presented some detailed information about our Commission, how we operate on a day-to-day basis and some of the policies of programs and goals that this Commission has outlined for itself over the past four to five years. The Webinar is available on-line, if you are interested, through the California Preservation Foundation website. I also just wanted to give you another reminder of the commissioner training at the Ferry Building, sponsored by the Planning Department and the Office of Historic Preservation. It's on February 9th. It will be an all-day event at the Port Commission Hearing Room. There was an announcement that went out that indicated a \$20 registration fee. You are not required to pay that fee. The Department has already registered all of you as we are a sponsor of the event, but if you have any question about it, I can certainly help you get a refund or talk to you a little bit more about the topics that will be presented.

Commissioner Matsuda: When will the agenda be ready?

Mr. Frye: The agenda will be going out late next week. There will be another reminder going out in the next couple of days, so it will list the topics, but a specific agenda will go out next week. That concludes my comments. Happy to answer or address any questions. Thank you.

Commissioner Hyland: Is there a similarity between the training that's going to happen at the Ferry Building and the 3-day training that's happening in New Port Beach, I think it is?

Mr. Frye: Not to my knowledge. The training up here is something that we developed with the OHP, but also with the National Alliance of the Preservation Commissions, which is a national organization that doesn't have a strong presence in California. We saw an opportunity for them to bring their trainers out here and not only to share with our commission, but also with other municipalities in the Northern California Bay Area, some of their expertise. To my knowledge, any NPC is not affiliated with the southern California event.

Commissioner Johnck: Thanks for clarifying the February 9th registration issue. I thought today I have to go back to the site and pay my fee, but I can just go put my name in?

Mr. Frye: We have already supplied your names.

C. COMMISSION MATTERS

3. President's Report and Announcements - None

4. Consideration of Adoption:

- [Draft Minutes for December 17, 2014](#)

SPEAKERS: None

ACTION: Adopted

AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

5. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

Commissioner Johns: I've discussed with the Mayor's Office the appointments of the Commissioners whose terms have expired, and had been informed, the names should be forwarded to the Board of Supervisors probably today, which means that the appointments couldn't be effective until sometime in February. So, my suggestion is that we defer this until we move to the first meeting in February and see what the schedule is at that point. In the meantime, we keep the same president and vice president in place. They have done a superior job.

SPEAKERS: None

ACTION: Continued to February 4, 2015

AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

6. Commission Comments & Questions

- [Disclosures](#)
- [Inquiries/Announcements](#)
- [Future Meetings/Agenda](#) - None

Commissioner Pearlman: I have a disclosure about item #14, 149 - 155 9th Street. I did meet at the behest of the staff with the Project Sponsor and walked through the building and so I've met the Project Sponsor and know more about this project than before.

Commissioner Johns: I had a discussion, this refers to Item 12, with one of the neighbors, Ms. Ingrid Edgars.

Commissioner Hyland: I have an announcement. A week from Friday, the AIA San Francisco is going to be hosting a San Francisco Place Making Summit, which our distinguished director will be one of the speakers. It goes from 11-5:30 pm. There is information on the AIA website - January 30th, Friday at the AIA-SF Chapter Office, at 130 Sutter Street, 6th floor.

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

7. 2014.1363A (R. SUCRE: (415) 575-9108)
978-980 GUERRERO STREET - west side of Guerrero Street between 21st and 22nd Streets, Assessor's 3618, Lot 092-093. Request for a **Certificate of Appropriateness** for front and rear façade alterations and reconstruction of the rear stair to accommodate a change in use from a two-family dwelling to a three-family dwelling. The façade alterations include installation of a new wood entry door and wood-sash window on the ground floor, creation of a sunken terrace on the rear façade, and installation of a new wood door on the rear facade. The subject property is a contributing resource to the Liberty-Hill Landmark District, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Pending

(Proposed for Continuance to February 4, 2015)

SPEAKERS: None

ACTION: Continued to February 4, 2015

AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

8. 2013.0164A (K. WONG: (415) 575-9100)
25 ALTA STREET – south side of Alta Street between Montgomery Street and Kearny Street, Assessor's Block 0106, Lot 021. Request for a **Certificate of Appropriateness** for the restoration of the front Italianate elevation, construction of a two-story horizontal addition at the rear of the existing historic building, construction of a new roof deck, and the demolition of an existing detached structure at the rear of the property. Constructed in 1876 by architect Henry Smith, 25 Alta Street is a two dwelling unit, two-story over basement wood-framed Italianate building featuring hooded double-hung wood windows with decorative cornice and horizontal wood siding. The subject property is within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk Limit, the Telegraph Hill – North Beach Residential Special Use District, and is located within the Telegraph Hill Landmark District and designated individually as a Contributory/Compatible building under Article 10 of the Planning Code.

Preliminary Recommendation: Approve with Conditions

(Proposed for Continuance to February 4, 2015)

SPEAKERS: None

ACTION: Continued to February 4, 2015

AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

E. Consent Calendar

9. [2014.1329A](#) (R. SUCRE: (415) 575-9108)
918 MINNESOTA STREET - west side of Minnesota Street between 20th and 22nd Streets, Assessor's 4107, Lot 004. Request for a **Certificate of Appropriateness** for the construction of a one-story rear vertical addition and a roof deck on top of an existing one-story rear horizontal addition. The subject property is a contributing resource to the Dogpatch Landmark District, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz
 MOTION: M-0246

F. REGULAR CALENDAR

10. (K. DeMARTINI: (415) 575-9118)
[FY 2015-2017 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM](#) - A presentation of the department's revenue and expenditure budget in FY 2015-2016 and FY2016-2017, including grants, capital budget requests, and proposed staffing changes; high-level work program activities for the department in FY 2015-2016 and FY2016-2017; department performance measures; and proposed dates where budget items will be discussed during the budget process.
Preliminary Recommendation: None - Informational

SPEAKERS: None
 ACTION: Reviewed and Commented
 LETTER: L-0040

11. [2014.001363A](#) (P. LaVALLEY: (415) 575-9084)
DR. CARLTON B. GOODLETT PLACE, MIDBLOCK CROSSWALK – located in the public right-of-way mid-block between McAllister and Grove streets. Request for **Review for Compliance with Article 10 Standards** of the proposed project to replace the flashing crosswalk system on Dr. Carlton B. Goodlett Place in front of east side of City Hall with conventional three-color traffic signals and pedestrian signals. The installation will consist of two new poles with traffic signals mounted over the roadway on a mast arm, two signals mounted on existing street light poles, and two new 7' tall poles with pedestrian signals. The project site is located within the National Historic Landmark, National Register-listed, and Article 10 designated Civic Center Landmark District.
Preliminary Recommendation: Review and Comment

PRESENTERS: Ricardo Olea, City Traffic Engineer of SFMTA - project presentation

SPEAKERS: + Patrick Carney, City Hall Preservation Advisory Commission - not sure that flashing lights be removed; if remain they be coordinated with traffic signal.

ACTION: Adopted Findings of Compliance with recommendations proposed by staff as amended to include that the mass arm be painted to match existing poles; the existing traffic lights at grade be retained and in concert with the traffic lights; and include a finding to further study side-walk-bulb-outs reducing the width of the cross walk to be considered as part of the Master Plan.

AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

MOTION: M-0247

12. [2014.0655A](#) (R. SUCRE: (415) 575-9108)
3751-3753 20TH STREET – located on the south side of 20th Street between Dolores and Guerrero Streets, Assessor’s 3607, Lot 066. Request for a **Certificate of Appropriateness** for façade alterations, construction of a new three-car garage, and a three-story rear addition and roof deck. The project would increase the two-family residence’s square footage from approximately 2,347 to 7,111. The subject property is a contributing resource to the Liberty-Hill Landmark District, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions
 (Continued from December 17, 2014)

PRESENTERS: Shane Curryn, Project Architect from Matarozzi Pelsinger Design +Build - Project presentation

SPEAKERS: - Jerome Garchik - Project is a demolition;
 - Lindsay Kefawer - Liberty Hill Historic intent;
 - Henry Hewitt - Placement of rear addition.

ACTION: Referred the matter to the February 18, 2015 ARC hearing; and Continued the item to the full Commission hearing for March 4, 2015.

AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

13. [2014.0522A](#) (R. SUCRE: (415) 575-9108)
911 MINNESOTA STREET, located on the east side of Minnesota Street between 20th and 22nd Streets, Assessor’s 4107, Lot 002F. Request for a **Certificate of Appropriateness** for façade alterations, construction of a new wood deck and stair on the rear façade and installation of new low profile skylights on the gable roof. The façade alterations include construction of a new straight-run entry stair on the front façade, installation of new painted wood side-entry gate and new windows and doors on the south façade. The subject property is a contributing resource to the Dogpatch Landmark District, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

PRESENTER: Karen Curtiss, Architect from Red Dot Studio - Project presentation

SPEAKERS: None

ACTION: Approved with Conditions

AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz
MOTION: M-0248

14. [2013.0910L](#) (J. LAMMERS: (415) 757-9093)
149-155 9TH STREET (Western Manufacturing Company Building), northeast corner of 9TH Street and Natoma Street, in Assessor's Block 3728, Lot 048. Consideration to initiate and adopt a Resolution to recommend to the Board of Supervisors a **change in designation** of 149-155 9TH Street from an Article 11 Category V (Unrated) building to a Category III (Contributory) building pursuant to Section 1106 of the Planning Code. The subject property is located within a RCD (Regional Commercial) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

PRESENTER: Ruth Todd - Project presentation;
Aunnie Vanerbartegovijan, Owner - Project presentation continued
SPEAKERS: None
ACTION: Adopted a Recommendation for Approval
AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz
RESOLUTION: R-743

ADJOURNMENT: **3:23 PM**