

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, April 1, 2015

11:30 a.m.

ARCHITECTURAL REVIEW COMMITTEE Meeting

COMMISSIONERS PRESENT: Hasz, Pearlman, Wolfram

THE MEETING WAS CALLED TO ORDER BY COMMITTEE CHAIR WOLFRAM AT 11:30 a.m.

STAFF IN ATTENDANCE: Rich Sucre, Tim Frye - Preservation Coordinator, and 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.

ARCHITECTURAL REVIEW COMMITTEE

ROLL CALL: Member: Aaron Jon Hyland
 Member: Jonathan Pearlman
 Members: Andrew Wolfram
 Ex-Officio: Karl Hasz

1. [2014.0665A](#) (R. SUCRE: (415)575-9018)
3751-3753 20th STREET, located on the south side of 20th Street between Dolores and Guerrero Streets, Assessor's 3607, Lot 066. **Request for Review and Comment** upon the 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. Previously, the project was heard by the Historic Preservation Commission on January 21, 2015. The subject property is a contributing resource to the Liberty-Hill Landmark District, and is located within the RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk Limit.

PRESENTER: Justin McBane - Project presentation; (M) Speaker - Design presentation
SPEAKERS: - Jerome Garehin - neighbors' concerns
 + Edwin Waite - Support

ARC RECOMMENDATIONS/COMMENTS

Overall, the ARC appreciates the revisions to the proposed project, which were conducted in response to comments from the HPC and the adjacent neighbors.

Reduction of Gable Window on Upper Level of the Front Façade

The ARC concurs with Department staff that the revised design to the upper level gable window (consisting of a single-panel, wood-sash casement window) is compatible with the subject property and the surrounding landmark district because it is consistent with the size and configuration of existing windows on the second floor.

Size, Scale and Design of New Addition

The ARC concurs with Department staff that the new revised rear addition, which was reduced in depth, height and size and modified with less glazing and more solid wall surface, to be compatible with the subject property and the surrounding landmark district. The reduced size and revised design is more consistent with adjacent buildings.

Courtyard (Light Court) in Rear Yard

The ARC concurs with Department staff that the revised courtyard, which was modified to eliminate the sub-grade light court, to be compatible with the subject property and the surrounding landmark district because of the reduced amount of excavation.

Ground Floor Window on Street Facade

The ARC found that the size and location of the proposed window on the front façade was acceptable as a subordinate and clearly contemporary feature.

Comment Letter: L-0043

ADJOURNMENT: 12:13 p.m.