

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, June 17, 2015
11:30 a.m.
ARCHITECTURAL REVIEW COMMITTEE
Meeting**

COMMISSIONERS PRESENT: Hyland, Pearlman, Wolfram

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

STAFF IN ATTENDANCE: Lily Yegazu, 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. [2015-005689PTA](#) (L. YEGAZU: (415) 575-9076)
855 STEVENSON STREET, portion of Stevenson Street that runs parallel and south of Market Street, between the buildings at 1355 Market Street and 875 Stevenson Street. Assessor's Block 3508, Lot 055 – Request for **Review and Comment** before the Architectural Review Committee regarding the proposed construction of a new sky-bridge connecting two existing buildings at 1355 Market Street (Assessor's Block 3508, Lot 001) and 875 Stevenson Street (Assessor's Block 3508, Lot 039). The location of the subject sky-bridge is on a parcel that was recently converted to a public plaza as a result of the City vacating this portion of Stevenson Street. The subject properties are located within the within the C-3-G (Downtown General Commercial) Zoning District and 120-X, 150-S & 200-S Height and Bulk District. One of the subject buildings, 1355 Market Street, is a Category I (Significant) Building under Article 11 of the Planning Code.

PRESENTER: Gregory Mottola, Architect from Bohlin Cywinski Jackson - Project presentation
SPEAKERS: None

ARC RECOMMENDATIONS

1. **Design:** The ARC concurred with staff that proposed sky-bridge appears to be consistent with the Standards in that the sky-bridge's contemporary design theme, which is expressed as a three-dimensional, sculptural object is appropriate and is sufficiently differentiated from the historic features of the existing building at 1355 Market Street. Additionally, the ARC concurred with staff that the overall design of the sky-bridge relates to the improvements made to the public plaza below on Stevenson Street.
2. **Location and Overall Size:** The ARC concurred with staff that the proposed sky-bridge appears to be consistent with the Standards in that it is located on a secondary façade and will not alter any character-defining features of the Category I (Significant) Building. In addition, the ARC concurred that the alteration of two window openings on the 9th floor will not substantially alter the fenestration pattern on the rear façade and that overall size of the connection points of the sky-bridge will ensure the rhythm of the window openings on the upper floors of the rear façade at 1355 Market Street is continue, by aligning the outer edges of the sky-bridge with the sides of the paired existing windows. Additionally, the ARC concurred that the location of the sky-bridge on the rear façade of the 1355 Market Street building and substantial setback from 10th Street ensures the sky-bridge reads as a secondary and subordinate addition to the historic resource.

3. **Material and Finishes:** The ARC concurred with Staff's recommendation that the glass shingles be comprised of single panels for the full height of the sky-bridge and that each glass panel be comprised of insular, single pane (low iron) glass units without frames.
4. **Maintenance and Lighting Plan:** The ARC recommended that maintenance of the proposed lighting on the sides and the underside of the sky-bridge as well as maintenance of the glass panels be given more attention and be addressed at the design stages as it may pose cleaning and lighting maintenance challenges given the sky-bridge design does not allow for access to the exterior from inside the sky-bridge.

Comment Letter: L-044

ADJOURNMENT: 12:13 p.m.