

# 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  
12:30 p.m.  
Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT HYLAND AT 12:31 P.M.**

**STAFF IN ATTENDANCE:** Jeff Joslin - Director of Current Planning, Shelley Caltagirone, Gretchen Hilyard, 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:** Good afternoon Tim Frye, Department staff. The Director's report is included in your packets, happy to answer any questions, should you have them.

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

**Mr. Frye:** Commissioners, Tim Frye again, just a few items to share with you. No items to report regarding any past Planning Commission hearings. Did want to let you know about a grant submittal that the department crafted with the help of Commissioners Hyland and Matsuda based on their comments. This is a grant offered by the National Park Service directly to CLGs regarding underrepresented communities and sites of civil rights. We are proposing to write three national register nominations: one for the Women's Building in the Mission, Glide Memorial Church, and Japantown Young Women Christian Association, the YWCA. The nominations will be focused specifically on how these three properties played critical roles in the struggle for equal rights for African Americans, Asian Americans, Latino Americans, LGBTQ and women. That is just one portion of the grant. We've also partnered with San Francisco Architectural Heritage to conduct three youth led oral history workshops related to the three nominations. We will be preparing a civil rights nomination plan which will be instrumental for the commission and specifically the Cultural Heritage Assets Committee to talk about augmenting the Landmark Designation Work Program to also consider these sites of civil rights. We expect to call these sites together from all the recent social and cultural heritage historic context statements that will be presented to you for adoption that are in in the pipeline. Finally, we will be developing a proposal for a mobile base application for walking tours and to identify these sites for the public based on these most recent social and cultural context statements. The grant is generally about \$75,000. The department has committed to matching that even though there is no requirement match with staff time up to about 50 percent so we feel we have a good shot at getting the or being awarded the grant but we'll keep our fingers crossed and keep you posted. One other thing to mention was a number of you have received an inquiry about Landmark Tree nominations and just to clarify there is a section of the Public Works Code that allows for the Planning Director, Director of Public Works, the Board of Supervisors and this Commission to nominate land mark trees. This is a separate land mark designation process, not within our Article 10 procedures, but you do have that authority to nominate one of these trees. Just want to let you know the Planning Commission is also - has the authority to schedule these nominations and they have scheduled the nomination for the 46 Cook Street tree on their agenda for tomorrow, so it is being addressed. If you are interested in the Public Works Code, I can send you a copy of that just for your information. It may be helpful to know in case we have more of these in the future.

**President Wolfram:** We had, maybe four or five years ago we had a presentation about the land mark tree program. So I wonder we might want to do that again.

**Mr. Frye:** Sure. We can look into it - Bureau of Urban Forestry.

**President Wolfram:** Right, they did a brief presentation like how we would do it and what the process was.

**Mr. Frye:** We'll reach out to them and see if we can schedule an informational presentation. That was a great idea. One last thing I just want to give an update on the Preservation Element. A couple of you inquired about the status. We are looking to still incorporate all the comments from the last summer into a final draft. We have an environmental planner assign to the project, so environmental review has begun. What we plan to do is that the next Cultural Heritage Assets Committee which I believe we've scheduled on July 1<sup>st</sup>, we are going to bring back the revised version to specifically look at those social and cultural heritage related policies just because we learned a lot over the last few months and if we want to augment any of those policies or refine them we can do that before our environmental planning staff really gets going on the environmental review process. So, just to want you know we are still working on it and it will be before you and we'll share with the public at the next Committee hearing. That concludes my comments unless you have any questions

3. Budget Update

**Mr. Frye:** Department staff, just a quick update on the budget. The positions the Department and this Commission supported and proposed have remained within the Mayor's budget. That budget is forwarded to the Board of Supervisors. The Finance Committee will be meeting next week to discuss the budget and we'll keep you posted, but as of now nothing has changed but the public review portion at the Board of Supervisors now is being done.

**President Wolfram:** Can you remind the Commission which position is additional position?

**Mr. Frye:** There is a survey position for the Citywide Survey Program and there was some very small fine tuning of the numbers related to CEQA related review and mainly special projects, but there were not additional positions other than the survey position proposed at this time. That additional survey position remained in the budget.

C. COMMISSION MATTERS

4. President's Report and Announcements - None

5. Consideration of Adoption:

- [Draft Minutes for HPC May 20, 2015](#)

SPEAKERS: None

ACTION: Adopted the minutes as amended on Page 4 under Item 5 change California Preservation Association Foundation; Page 5 delete at the time

at the time; and strike out ~~Commissioner Hyland: I want to make a suggestion about that.~~

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

ABSENT: Johns

**President Wolfram:** Before we start Comment and Questions - Margaret Yuen who has been assisting and supporting the Commission Secretary is retiring and we would like to sign a letter or a...

**Commission Secretary Ionin:** Certificate of Recognition from Historic Preservation Commission. Her primary responsibility was the administrative assistant to me and the Historic Preservation Commission and she will be retiring on July 1<sup>st</sup> after 12 years of service. If we can through a consensus vote authorize the Commissioner President to sign that will be fantastic that will be greatly appreciated. Thank you.

**President Wolfram:** I am seeing consensus that we could sign it. Thank you, Margaret, for your great service.

6. Commission Comments & Questions

- Disclosures
- Inquiries/Announcements
- Future Meetings/Agendas

**Commissioner Pearlman:** I don't have a disclosure, just a comment. I mentioned this to Mr. Frye. I was in Philadelphia recently and in reference to our plaque program that we have been talking about. I have been going to Philadelphia for three or four decades now and had the opportunity to stay in a hotel downtown which I had never done before and walked around downtown and noticed the plaque program is fantastic. It is multi-faceted. They have many different kind of signs from different groups and different commissions. I noted there was a beautiful Richardsonian period church that not only had its national register landmark plaque, it had a plaque about the building, it had a plaque about the congregation and then there was a whole sign about the religious groups and the history of Philadelphia. I learned so much standing in front of this of this one building and they are all over. I've walked a lot of that downtown and it is a great model that we should take a look at. I'll put together some photographs and send them to Mr. Frye and if you ever get a chance you can learn a hell of a lot about a city with the plaques and that to me is so important because that is what we are not that good at and if we can be as good as Philadelphia it would be amazing what you can learn about our wonderful city.

**Commissioner Hasz:** With regard to the Mayor's budget and holding on to the position for citywide survey scoping, I just want to say a big thanks to staff because they put a lot of time in pushing that but also fellow commissioners. I think we all put in some time lobbying supervisors, etc. So hopefully we can put a few words in more ears because it is not quite done yet, so if anyone speaks to supervisors along with way that would be great.

**Commissioner Matsuda:** I have a follow-up question about the plaque program. Where are we with that in terms of money allocated to start to explore that?

**Tim Frye:** Shannon Ferguson of our staff who presented the University Mound Ladies' Home designation to you a couple of weeks ago has just begun reactivating that project and so we hope to bring something to you by the end of the summer.

**Commission Matsuda:** Maybe looking into how we can explore other assets of a building such as the legacy business and figuring a way to incorporate all that. I don't know if that should be one big plaque or several smaller ones, but I think as Commissioner Pearlman mentioned, you can get a lot of information about the place by just reading.

**President Wolfram:** I wonder whether we couldn't put this as an agenda item before the Commission to have a discussion about it before this presentation at the end of the summer since there seems like there is a lot of interest and enthusiasm about interpretation and we could have a discussion about it without having to vote on anything, if we could just add that to the calendar.

**Commissioner Matsuda:** And if it becomes a public process and the commissions that need to get involved like the Art Commission or whoever.

**Mr. Frye:** We will do that.

**Commissioner Hyland:** So, do we have an ARC scheduled for July 1?

**Mr. Ionin:** We have the Cultural Heritage Assets Committee scheduled for July 1st.

**Commissioner Hyland:** We do not have ARC?

**Mr. Ionin:** No.

**Commissioner Hyland:** One suggestion with staff. Commissioner Matsuda was possibly scheduling Cultural Heritage Committee at like 1:30, or, after the HPC is over, this way it wouldn't conflict with the ARC.

**Mr. Ionin:** Okay. The CHA is scheduled in the afternoon, yes, 1:30 or after the HPC.

**Commissioner Matsuda:** Do we have to set a specific time for noticing?

**President Wolfram:** 1:30 is the earliest time; it could happen any time after that.

**Mr. Ionin:** That's right. The time indicated on the agenda is just simply provide the time that they could start. It doesn't have to start precisely at that time.

7. Peace Pagoda

**Mr. Frye:** Commissioners, Tim Frye, Department Staff. Excuse me, Jonathan Lammers of our staff worked with Commissioner Matsuda in attending JCHES meetings, working with the community on finalizing the report. The community has suggested that some additional

information be included in the report and so we continue to work through that. In the mean time because of the complicated operating structure of the Pagoda, the Plaza and garage, it's wedged between the two mall structures. There are a lot of outstanding questions the community has about maintenance and repair of the garage structure, long term maintenance of the plaza, Pagoda etc. We thought it would be beneficial to clarify and have one conversation with the various members of the city family as well as the community so they can hear it first-hand about really what are the responsibilities and benefits of landmark designation. So, we think it would be beneficial for this Commission to either craft a letter or schedule this meeting for the future just to provide some weight behind what we think is a number of different perceptions about what really could happen if the property was designated and we think we have done our best to communicate that to the public and think it will have a little more weight if it comes from the full commission.

**Commissioner Matsuda:** I think that is great. Thank for the summary and maybe if we can do both, ask the commission to write a letter in advance setting the parameters of what we want to have in the agenda for the meeting, it will help a lot narrowing the issues because I think is a lot of misinformation about the effect a landmark would have on the Pagoda and as well as the Peace Plaza and I think that maybe even other city family members may not have all the information needed.

**President Wolfram:** I think what we are looking for is a consensus from the Commission that I could work with staff and with Commissioner Matsuda to draft this letter that would explain what Mr. Frye said about the benefits of landmarking and an explanation of the minimal impacts. And set the agenda for us to have the meeting with Mr. Ginzberg from Rec and Park.

**Commissioner Matsuda:** And MTA since they own the parking lot, Park and Rec owns the Pagoda in the plaza area. So it gets complicated because everyone has a piece and maintenance or issues arise...

**Mr. Frye:** My understanding and correct me if I'm wrong Commission Secretary, Ionin, I believe we have to vote on this decision, is that correct?

**Mr. Ionin:** There can be simply consensus from the Commission, similar to the Recognition of Certificate. You actually have to vote at least at this hearing to show consensus authorizing the Commission President to sign that letter.

**President Wolfram:** Do we have a consensus?

**Commission Johnck:** I'm happy to make it, but I support the sending of the letter. If I have a brief refresher, the recommendation to landmark to the Peace Pagoda came out of the JCHES that was in the report and approval. Was there some issue at that time?

**Commissioner Matsuda:** It is my understanding there are no issues about having the designation - the study be done, I think there are just questions about whether the Pagoda or the plaza should be incorporated with that, and that is really – doesn't discuss the

historical piece? It discusses the whole sustainability and maintenance of the plaza because there are so many issues with leakage and difficulties over the past 40 years. So, maybe if we can have a consensus about the President writing the letter as well as convening a meeting.

**Mr. Ionin:** The City Attorney is suggesting that we actually do take a motion to authorize the Commission President to sign the letter.

**Commissioner Matsuda:** I make a motion to have the Commission President create a letter and then also have a follow-up meeting with the city agencies involved in this particular project.

**Commissioner Johnck:** I'll second the motion.

SPEAKERS: None  
 ACTION: To draft and sign a letter regarding the Peace Pagoda and schedule a meeting with city agencies involved in this project.  
 AYES: Hasz, Johnck, Matsuda, Pearlman, Hyland, Wolfram  
 ABSENT: Johns

## E. REGULAR CALENDAR

8. [2014.0690A](#) (S. CALTAGIRONE: (415) 558-6625)  
1000 GREAT HIGHWAY, GOLDEN GATE PARK CONSERVATORY OF FLOWERS, between John F. Kennedy Drive and Conservatory Drive. Assessor's Block 1700, Lot 001. Request for **Certificate of Appropriateness** to address deteriorating glazing putty at the Conservatory of Flowers roof by installing a silicone cap over the existing wood muntins and to increase security at the site by installing cameras at nine locations. The property is designated as Landmark No. 50 in Planning Code Article 10 and as State Landmark No. 841 in the National Register. The subject property is zoned P (Public) District and OS (Open Space) Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from May 20, 2015)

ACTION: Recusal of Commissioner Hyland  
 AYES: Hasz, Johnck, Matsuda, Pearlman, Hyland, Wolfram  
 ABSENT: Johns

PRESENTERS: **Chock Sajike**, Sr. Project Manager of the SF Recreation and Park Department - Project presentation; **David Wessel**, Architectural Resources Group - Installation of the mullion caps.

SPEAKERS: None  
 ACTION: Approved with Conditions as amended by staff  
 AYES: Hasz, Johnck, Matsuda, Pearlman, Hyland, Wolfram  
 ABSENT: Johns  
 MOTION: M-258

9. [2015-005727COA](#) (G. HILYARD: (415) 575-9109)  
**CIVIC CENTER PLAZA** – located on Assessor’s Block 0788, Lot 001, bounded by Grove, Larkin and McAllister Streets and Dr. Carlton B Goodlett Place. Request for a **Certificate of Appropriateness** for removal and reconfiguration of the two existing playgrounds along Larkin Street. Work is to include new play equipment, curbs, fencing, paving, planting areas and lighting. The subject property is a contributing site within the Civic Center Landmark District, and is located within a P (Public) Zoning District and OS (Open Space) Height and Bulk Limit.  
*Recommendation: Approve*

PRESENTERS: Karen Mauney-Brodek, Project Manager of SF Recreation and Park - Project presentation; Emily Rylander, Sr. Associates of Andre Cochran Landscape Architect - Design presentation  
 SPEAKERS: + Jim Haas - in support of the project;  
 + Don Savoy, Executive Director of the Civic Center Community Benefit District - in support - the playground will be a fun place to be.  
 ACTION: Approved  
 AYES: Hasz, Johnck, Matsuda, Pearlman, Hyland, Wolfram  
 ABSENT: Johns  
 MOTION: M-259

10. (M. PAEZ: (415) 705-8967)  
**PORT OF SAN FRANCISCO’S WATERFRONT LAND USE PLAN** – Presentation by San Francisco Port Authority on the **Update to the Waterfront Land Use Plan**, which sets land use policies for the Port’s 7½ mile waterfront, from Aquatic Park to India Basin. The presentation will review changes and Port accomplishments guided by the Waterfront Plan to date, and the land use, preservation, and financial challenges ahead. Many of the Port’s maritime properties are within two historic districts listed in the National Register of Historic Places and/or designated as City landmarks. The Waterfront Plan update will include public discussions about how these significant but aging facilities should be managed and improved, and the resources necessary to support those efforts. The Port is soliciting submittals from interested members of the public to serve on a Waterfront Plan Working Group and Advisory Teams, to conduct the public process. Submittals can be accessed online, [www.sfport.com/wlup](http://www.sfport.com/wlup), and are due by July 17, 2015. The 1997 Waterfront Land Use Plan can be accessed online, <http://www.sfport.com/index.aspx?page=199>  
*Preliminary Recommendation: Review and Comment*

PRESENTER: **Mark Paez**, Preservation Coordinator for the Port of San Francisco - made brief remarks; **Dianne Oshima**, Planning Manager for SF Ports Plan and Development Division - gave an overview of the update on the Waterfront Land Use Plan.  
 SPEAKERS: None  
 ACTION: Reviewed and Commented  
 AYES: Hasz, Johnck, Matsuda, Pearlman, Hyland, Wolfram  
 ABSENT: Johns

ADJOURNMENT: **2:37 PM**