

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, October 7, 2015
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12: 37 PM

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Rich Sucre, Shannon Ferguson, 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. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

B. DEPARTMENT MATTERS1. [Director's Announcements](#)**Director Rahaim:**

Good afternoon Commissioners. Just one item I thought might be of interest to you. Last week the Mayor introduced legislation, called the Affordable Housing Bonus Program, which is legislation that will allow additional density, and if necessary height in return for additional affordable housing units. This is one piece of a much larger package of policies and legislative actions that we are putting together to try to address the issue of affordable housing. This is a two piece program. There is one piece that would allow us to comply with state legislation which requires us to provide additional densities for development that does provide affordable housing. There is a second piece of the program that is designed to incentivize development to provide middle income housing. This will apply to many parts of the city where we have not done area plans in recent years, places where we have not changed the zoning in a long time, so we do think it's a program that will create incentives and potentially new pools of affordable housing in parts of the city that, frankly, have not seen a lot of new development or growth. The actual impact on historic resources we think is minimal. Conceivably would allow for additions on existing buildings. We think it's more likely to be new development from the ground up, but if you're interested we're happy to have a hearing and get you more information about the program. Thank you.

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

Tim Frye, Preservation Coordinator:

Few things to share with you regarding a couple of housekeeping things and a few updates. One is, wanted to give the commissioners an update on the advance calendar for the Cultural Heritage Assets Committee hearings, we'll have one in November and one in December. My understanding is we will be moving the November hearing to the 18th to accommodate Commissioner Matsuda's schedule. Right now we have lined up Judy Nemzoff from the SF Arts Commission to talk about the cultural center's program; this was a request by the committee a couple of months ago and she's the program director at the Arts Commission. On December 2nd, members from Supervisor Campos' office as well as Regina Dick-Endrizzi from the Office of Small Business will come and present an overview of the Legacy Business Historic Preservation Fund ballot measure; the assumption is, if it does pass we thought it would be great to have an overview before it goes into effect with this commission since there's a role for the commission as part of that ballot measure. The University Mound Ladies Home has been scheduled for a Land Use Committee hearing. The committee hearing will be on October 26th, and the department staff will be there representing the commission on that proposed designation. Also, last -- when were we there? Actually a while ago -- September 28, department staff, myself and Ms. Shannon Ferguson, we attended a Buildings Grounds and Services Committee hearing at the Board of Education. This was to give the Board an update on the proposal to locally designate Washington High School. As you'll recall, Supervisor Mar gave the department \$10,000 to hire a consultant to prepare an Article 10 designation report for that high school. The committee was very interested in the report and very eager to work with the commission and forwarding the designation they did have a number of questions about how a designation would affect a state owned property like a high school, and we agreed just to keep them in the loop, invite them to a future hearing. Once this commission takes up the

matter and we will certainly go back to them and share the designation once the consultant has been secured. There was some discussion about including Roosevelt High School as part of the proposed designation, since it is the same architect and it is from the same likely period of significance, so there may be an expansion of the designation and I will let you know as more information is available to us, and if we can secure additional funding for that part of the project. Then I thought there was one more thing -- oh, there is one more thing. Sorry. Yesterday this is more just for your information. Yesterday at the Board of Supervisors, Supervisor Breed introduced an amendment to the Fillmore NCT Sign Ordinance and this is primarily to allow entertainment venues like the Fillmore to install signs that are much larger than what's allowed today. The department is supportive of the measure because we feel it helps define neighborhoods much like the Castro Theater sign helps define the Castro and currently the sign requirements do not allow for signage in excess of 24 feet, so we were able to work very closely with the supervisor's office in drafting criteria to make sure that residential windows aren't impacted by flashing lights or bright lights from one of the signs and that the architectural features of the buildings would not be impacted either. We don't anticipate this will come to the commission for review and comment, but if you're interested we're happy to reach out to the supervisor's office to see if they're willing to present. That concludes my updates to you and happy to answer any questions.

Commissioner Matsuda:

No, no I'm sorry. I just wanted to ask. You were referring to Roosevelt Middle School? The one on Arguello, between...?

Tim Frye, Preservation Coordinator:

Yes, middle school, thank you.

Commissioner Hyland:

Yes Mr. Frye when the Cultural Heritage Assets meeting for December has Supervisor Campos' update, could we ask his office to update us on the Legacy Registry Legislation?

Tim Frye, Preservation Coordinator:

Yes.

Commissioner Hyland:

There was a deadline of September for the Small Business Commission to do some recommendations. I would like to know what the status of that is.

Tim Frye, Preservation Coordinator:

Okay.

Commissioner Matsuda:

Or if we could have that in advance of the meeting.

Tim Frye, Preservation Coordinator:

Yeah.

President Wolfram:

I had a question for you related to past events of the Planning Commission. This commission wrote a letter regarding the 5M Project at the time we saw the preliminary --

Draft EIR mostly regarding the demolition of the building of the name I can't remember but asking to relook at that and I am wondering if you can understand that project is now been approved and tell us what happened with that historic building?

Tim Frye, Preservation Coordinator:

Certainly and that is quite a large item to neglect. I apologize. And I will certainly get more information. I believe you're talking about -- or referring to the Camelline Building. I don't recall the specifics that occurred at the hearing, but maybe Mr. Rahaim would be able to fill that in but I do know from discussions with the project sponsor, we were able to confirm the preservation of the Camelline Building and as part of the Central SOMA Survey and the Central SOMA Area Plan we are now proposing that building be designated under Article 11 of the Code. So once the area plan moves forward and comes to this body for initiation, you will see an initiation to protect that building. As you know Heritage was very influential and providing support and protecting that property.

John Rahaim, Department Director:

I think Tim got it right; the Planning Commission approved the preservation alternative, which was a smaller alternative that allowed for the retention of that and I think a couple of other smaller buildings as well in the process.

President Wolfram:

Okay. Thank you very much.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

I have no formal report but I would like to tell the members of the audience here, we're planning on moving item 12 to the beginning of our regular calendar. There has been a request for a continuance from the submitter of the landmarks report and make senses to take it up as a regular item before item 7 so item 12, the...

Jonas Ionin, Commission Secretary:

Item 11

President Wolfram:

I'm sorry. No, item 12. Or is my calendar out of date?

Jonas Ionin, Commission Secretary:

I'm sorry you must be looking at a draft.

President Wolfram:

Okay. Item 11 which is 815-825 Tennessee Street will move forward before item 6. All of the numbers are off.

4. Consideration of Adoption:

- [Draft Minutes for September 16, 2015](#)

SPEAKERS: None

ACTION: Adopted as Amended and Corrected
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Commission Comments & Questions

- Disclosures.
- Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Historic Preservation Commission.

Commissioner Johnck:

I have a question actually this pertains to the minutes, but it doesn't require a change in the minutes but about the Cultural Landscape Inventory. We spent a lot of time looking at the issues that Mr. Haas brought up about the inaccuracies and just wondered how that is going to be handled, in the subsequent revised report?

Tim Frye, Preservation Coordinator:

We have been meeting internally to talk about how those edits will be made without throwing off the formatting of the whole document. Mr. Haas was nice enough to provide us an additional annotated list of edits to make it much easier for us to make those edits in house.

Commissioner Johnck:

I think we saw that that.

Tim Frye, Preservation Coordinator:

He may have copied you on the email, I can't recall, but he did send a follow up email which has been very helpful. Our goal is have it done within the next month or so and then we'll send you a finalized report once it's made available; but we think we'll be able to handle it all internally fairly quickly and we'll be able to make all the edits that are suggested.

Commissioner Johnck:

Great. Okay. Thank you.

President Wolfram:

Are there any disclosures commissioners? I have received communication from Tara Sullivan regarding the Tennessee Street landmarking as well as members of the Dogpatch Neighborhood Association.

Commissioner Matsuda:

I've also received an email from Tara Sullivan.

Commissioner Hyland:

So have I.

D. REGULAR CALENDAR

6. [2014-003270CUA](#) (R. SUCRE: 415/575-9108)
1126 Howard Street - located on the north side of Howard Street between 7th and 8th Streets, Assessor's Block 3727, Lot 014. Request for **Review and Comment**, pursuant to Planning Code Sections 303, 803.9(b), and 813.48, on the proposed change in use of 18,819 square feet from retail to office. The subject property has been determined to be individually-eligible for listing in the California Register of Historical Resources. It is located within the RED (Residential Enclave) Zoning District, Western SoMa Special Use District and 40-X Height/Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: None
 ACTION: Adopted Findings
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
 ABSENT: Johns, Pearlman
 RESOLUTION: 751

7. [2011.0685L](#) (S. FERGUSON: (415) 575-9074)
171 SAN MARCOS AVENUE – Consideration to Recommend to the Board of Supervisors the **Landmark Designation** of the Cowell House, south side of San Marcos Avenue, Assessor's Block 2882, Lot 035, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 171 San Marcos Avenue is significant for its association with Henry Cowell, an innovative composer and pianist, founder of the influential New Music Society, and a leading pioneer of "ultra modern" experimental music in the 1920s to 1930s. It is also architecturally significant as one of San Francisco's earliest single-family houses of a fully expressed Modern design, what would later become known as the Second Bay Tradition style, and is significant as a rare extant Modern building designed by master architectural firm Morrow & Morrow. The building was added to the Landmark Designation Work Program on June 15, 2011. It is located in a Residential – House, One Family - Detached (RH-1 (D)) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: + Inge Horton – Strong support; Christine Williamson, Olive Cowell
 ACTION: Adopted a Resolution recommending Approval as amended:
 1. Extend the period of significance;
 2. Add Olive Cowell as a significant person; and
 3. Recommend the owner pursue a conservation easement.
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
 ABSENT: Johns, Pearlman
 RESOLUTION: 752

8. [2015-006442MLS](#) (S. FERGUSON: (415) 575-9074)
722 STEINER STREET - east side of Steiner Street between Grove and Hayes streets. Assessor's Block 0803, Lot 023. Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Alamo Square Landmark District under Article 10 of the Planning Code, the two-and-a-half-story-over-raised-basement, wood frame, single-family dwelling was designed in the Queen Anne style and constructed in 1892 by master builder Matthew Kavanagh. The subject property is within in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: None
ACTION: Adopted a Resolution recommending Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman
RESOLUTION: 753
9. [2015-006448MLS](#) (S. FERGUSON: (415) 575-9074)
761 POST STREET - south side of Post Street between Leavenworth and Jones streets. Assessor's Block 0304, Lot 015. Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. A contributing building to the Lower Nob Hill Apartment Hotel National Register Historic District, the 18-story plus basement, reinforced concrete, hotel/SRO building was designed by architectural firm Weeks & Day in the Art Deco style and constructed in 1930. The subject property is within in a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T-130-T Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: None
ACTION: Adopted a Resolution recommending Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman
RESOLUTION: 754
10. [2015-006450MLS](#) (S. FERGUSON: (415) 575-9074)
807 MONTGOMERY STREET - west side of Montgomery Street between Jackson Street and Pacific Avenue. Assessor's Block 0176, Lot 006. Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a

contributor to the Jackson Square Landmark District under Article 10 of the Planning Code, the two-story-over-basement, wood frame, brick clad, office building was built in 1909 by J.A. Butler and owned by the Bothin Real Estate Company and was originally used as a smoke house and for meat packing. The subject property is within in a C-2 (Community Business) Zoning District and 65-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: None
 ACTION: Adopted a Resolution recommending Approval
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
 ABSENT: Johns, Pearlman
 RESOLUTION: 755

11. [2015-0071810TH](#) (S. FERGUSON: (415) 575-9074)
815-825 TENNESSEE STREET – Consideration of a Landmark Designation Application for an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Located on the southeast corner of Tennessee and 19th streets, Assessor's Block 4059 Lot 001A and Block 4059 Lot 001B, the industrial style unreinforced brick masonry warehouse was designed in 1926 by noted architect August J. Nordin for the Bowie Switch Co. This item has been calendared following receipt of a community-generated Landmark Designation Application. The building is located in a UMU (Urban Mixed Use) Zoning District and 58-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: + Janet Carpinelli – Continuance
 + Joe Boss – Character of Dogpatch
 - Jaqui Braver – Owner response, historic resource evaluation
 + Katherine Petrin – Recommending to wait for Jon Loomis.
 - Kara Fortune – Supports staff determination
 ACTION: Voted to not add the subject property to the Work Program
 AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
 ABSENT: Johns, Pearlman

ADJOURNMENT – 1:54 PM