

# 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, February 3, 2016**

**1:00 p.m.**

## **Architectural Review Committee Meeting**

**COMMISSIONERS PRESENT:** Hasz, Pearlman, Hyland

**THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 1:15 PM**

**STAFF IN ATTENDANCE:** Rich Sucre, Paul Chasan, Tim Frye - Preservation Coordinator, and Christine L. Silva – Acting 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.

### **1. Election of a Committee Chair**

**SPEAKERS:** None  
**ACTIONS:** Committee Chair – Jonathan Pearlman  
**AYES:** Hyland, Hasz, Pearlman

### **2. [2014-003270CUA](#) (R. SUCRE: (415) 575-9108)** **1126 HOWARD STREET** – located on the north side of Howard Street between 7<sup>th</sup> and 8<sup>th</sup> Streets, Assessor's Block 3727, Lot 014. Request for **Review and Comment**, pursuant to Planning Commission Motion No. 19527, of the proposed storefront alterations associated with the proposed project at 1126 Howard Street. The proposed project includes a change

in use of 18,819 square feet from retail to office, as well as exterior alterations. The subject property has been determined to be individually-eligible for listing in the California Register of Historical Resources, and was previously reviewed by the Historic Preservation Commission on October 7, 2015, as noted in Historic Preservation Commission Resolution No. 0751. 1126 Howard Street 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

ACTIONS: Reviewed and Commented

**Ground Floor Storefront Alterations:**

Overall, the ARC concurs with the staff determination that the proposed project is appropriate for the street and historic building, and is in compliance with the Secretary of the Interior's Standards for Rehabilitation. The proposed storefront design is symmetrical in composition, and is based upon a 1976 photograph, which illustrates the original design of the ground floor. Recognizing the constraints of modern construction and need for ventilation, the ARC supports the introduction of the transom level, which aligns to the historical transom over the main entryways. Further, the proposed storefront design is similar in nature to other storefronts found on buildings from this timeframe.

LETTER: 0054

3. [2014.0462CWP](#) (P. CHASAN: (415) 575-9065)  
UNITED NATIONAL PLAZA LIVING INNOVATION ZONE – Located primarily within planting beds on the north and south sides of United Nations Plaza along the Fulton Street axis. UN Plaza is built on vacated public ROW and thus does not have a block and lot number–  
**Review and Comment** of conceptual design for a Living Innovation Zones (LIZ), a temporary installation that activates public space and enhances the public realm. The installation is designed as a self-supporting structure that will not require footings and mounting hardware that might damage the existing Plaza infrastructure. The project site is within a P (Public) Zoning District.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: None

ACTIONS: Reviewed and Commented

1. **Heart of the City Farmer's Market.** The Commissioners requested the project continue outreach and coordination efforts to the Heart of the City Farmer's Market to ensure the LIZ is compatible with Farmer's Market Operations.
2. **Access Points.** The Commissioners asked the design team to consider including entry points to the raised pathway from building side of the tree planters to avoid conflict with farmers market booths when the farmer's market is activating the Plaza.
3. **Halprin Fountain.** The Commissioners commended the design team for their decision to avoid installing the LIZ near the Halprin Fountain.
4. **Temporary Installation.** The Commissioners acknowledged as a temporary installation it appears the LIZ will not permanently affect character-defining features of UN Plaza and the Civic Center Landmark District.

5. **Illustrative Renderings.** The Commissioners requested the design team provide clear illustrations, 3-D renderings, plans, sections etc. for the request for Certificate of Appropriateness hearing before the full Historic Preservation Commission.
6. **Tranquil Sounds.** Based on the immediate context of the LIZ, the Commissioners stressed that sounds features of installation should have a calming effect on the environment. The design team should avoid abrasive and discordant sounds.
7. **Civic Center Public Realm Plan.** The Commissioners requested the design team coordinate the design, outreach and installation of the LIZ with the City's recently initiated Civic Center Public Realm Planning effort.
8. **Design Precedent.** The Commissioners encouraged the design team to look at the design for the pending Civic Center Playground Plaza project as an example of a design strategy that employs contemporary design within the Beaux-Arts plan of the Civic Center Landmark District.

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ADJOURNMENT – 1:45 PM