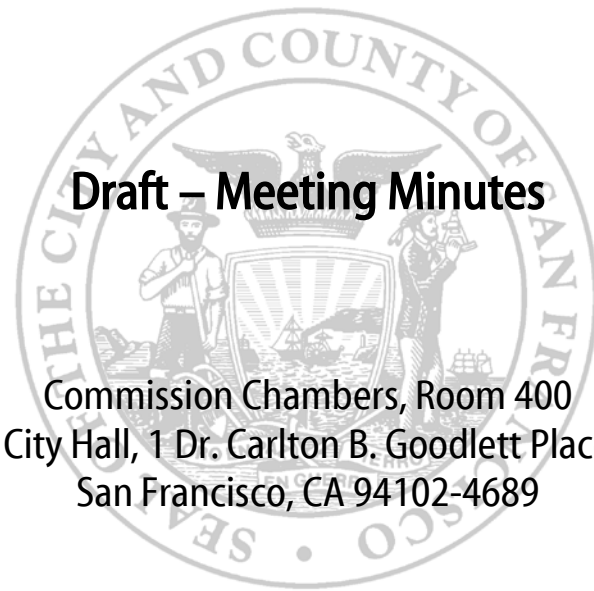


# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Draft – Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, May 4, 2016**  
**12:30 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM**

**STAFF IN ATTENDANCE:** Jeff Joslin – Director of Current Planning, Shelley Caltagirone, Susan Parks, Shannon Ferguson, Tim Frye – Historic Preservation Officer, 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 MATTERS**1. [Director's Announcements](#)**Director John Rahaim:**

Commissioners good afternoon, I have no new announcements today. The one thing to just mention perhaps is that the -- I know that you have an interest in the Affordable Housing Bonus Program; that program is at the Board. They have not yet scheduled a hearing on that item, so we don't know when that's going to be heard by the Board. As soon as we do, we'll let you know. It's not clear how the Board is going to proceed at this point. Of course there's a lot of controversy over this item but just to let you know, given your interest that we will, the hearing will probably take place sometime in mid-June, but as soon as we know we'll let you know.

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

**Tim Frye, Preservation Officer:**

No formal report from the Planning Commission; however, a couple items to share with you regarding Board of Supervisor's decisions on a couple pending landmarks. The Cowell House was approved, unanimously approved, at the April 22nd Board of Supervisors hearing and is now Landmark No. 270, so that was good news. The Bourdette Building was at Land Use on April 25th and Supervisor Peskin asked to be listed as co-sponsor to that ordinance and the Land Use Committee forwarded a positive recommendation to the full board which unanimously approved the landmark designation at yesterday's hearing. So there will be a second reading next week and then on to the Mayor, so the two pending landmark designations at the Board look to be resolved. That concludes my report unless you have any comments.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

**President Wolfram:**

No report or announcements today.

## 4. Consideration of Adoption:

- [Draft Minutes for April 20, 2016](#)

SPEAKERS: None

ACTION: Adopted as Amended

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

## 5. Commission Comments &amp; Questions

**Commissioner Pearlman:**

Thank you. Does anyone know these people? I wanted to disclose that I had a conversation with Andrew Junius who is representing the 235 -- one side of the 235 Valencia issue that we're going to discuss later today.

**President Wolfram:**

Add to that, I also had a conversation with him.

**Commissioner Hyland:**

Update on the Waterfront Land Use Update Plan. Commissioner Johnck and I are on this with Mike Buhler who I see is in the audience. The agenda item last week for the Waterfront Plan Update was the historic preservation and Mark Pious from the port gave a pretty lengthy history overview and there were a few other presenters, but it was predominately just an informational session and we have two more meetings in this first phase and then it will get into the second phase where we actually get into more of the policies, delving into the details so we'll keep you updated.

**President Wolfram:**

Thank you. I can add on to that I have requested that the port provide us an informational presentation on their Pier 70 Project, seeing that it's well underway with Horton Development undertaking the renovation of numerous buildings and Forest City starting their process. Mark Pious is going to arrange that.

**Commissioner Johnck:**

I'd just like to add to that, actually it's quite exciting at the Port with the presence of the three of us on the working group and advisory group. I think we've captured the attention of staff, not just Mark who is Chief Preservation Officer there, but all the staff are listening very intently to our -- as we build some information base and recommendations and we'll be bringing that, you know, more to you and perhaps the Port as we get to the recommendation area of the planning process we're -- we hope to have some really good recommendations. That's a great process.

6. (S. CALTAGIRONE: (415) 558-6625)  
[LEGACY BUSINESS REGISTRY](#) – **Informational Update** - The Mayor's Office of Small Business has received approximately 10 applications for the Legacy Business Registry to date, and it is expected that these applications will be forwarded to the Historic Preservation Commission for review in June 2016. To prepare the Commission for the upcoming hearing, Planning Department staff has prepared a Draft Case Report Template outlining the information that would accompany a Legacy Business Registry Application for review by the Commission.

**SPEAKERS:** = Shelley Caltagirone – Staff report  
 + Hillary Ronen – Program implementation  
 + Lee Hepner, Aide to Sup. Peskin – Legacy business application  
 + Mike Buhler – Slowness of the registry

**ACTION:** Directed staff to draft a Letter to be forwarded to the Mayor supporting an improved process.

**AYES:** Consensus

**D. REGULAR CALENDAR**

7. [2015-0071810TH](#) (S. PARKS: (415) 575-9101)

Landmark Designation Work Program – Discussion of the HPC's **Landmark Designation Work Program, prioritization and status of pipeline projects.**

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Susan Parks – Staff presentation  
 + Jim Haas – Previous landmark report errors, Landmark 140  
 + Eldoris Cameron – Historic designation  
 ACTION: Reviewed and Commented

8. [2013.0384U](#) (S. PARKS: (415) 575-9101)  
AFRICAN AMERICAN HISTORIC CONTEXT STATEMENT – **Consideration to adopt, modify, or disapprove** the African American Citywide Historic Context Statement. Partially funded by the Historic Preservation Fund Committee, the context statement documents the history of African Americans in San Francisco from the City's earliest development to the present day. It outlines significance, integrity considerations, registration requirements, and further recommendations.

*Preliminary Recommendation: Adopt the Historic Context Statement*

**(Continued from Regular hearing February 17, 2016 and April 6, 2016)**

SPEAKERS: = Susan Parks – Staff presentation  
 + Al Williams – Request for continuance to allow for broader outreach, updating the document  
 + Dr. Fannie Preston – Useful document  
 + Karl Williams – Consideration for comments submittals narration  
 + Eldoris Cameron – Addendum documents to the report  
 + Dr. Amos Brown – African American History in SF  
 + Larry Ware – Bayview History  
 + Tim Kelly – CEQA use of draft document  
 ACTION: After hearing and closing public comment; Continued to October 5, 2016  
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

9. [2015-007219DES](#) (S. PARKS: (415) 575-9101)  
INGLESIDE PRESBYTERIAN CHURCH AND THE GREAT CLOUD OF WITNESSES – Assessor's Block 6942, Lot 050 (District 13) - Consideration to **Initiate Landmark Designation** of the Ingleside Presbyterian Church & Community Center and *The Great Cloud of Witnesses*. As an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Located on the south east corner of Ocean Avenue and Granada Avenue, the building is architecturally significant as the work of San Francisco master architect, Joseph Leonard, who designed the Neoclassical building in 1923. The church is also significant for its interior "collage-mural," and folk artist's environment, entitled *The Great Cloud of Witnesses*. Begun in 1980, the mural is a 35-year work-in-progress, created by church pastor Reverend Roland Gordon, to inspire the community and to highlight the accomplishments of African Americans.

*Preliminary Recommendation: Adopt a Resolution to Initiate*

**(Continued from regular hearing March 16, 2016 and April 20, 2016)**

SPEAKERS: = Susan Parks – Staff presentation  
 + Desiree Smith – Project presentation  
 + Rev. Gordon – History of the murals

+ Rev. Amos Brown – Support  
 + Al Williams - Support  
 ACTION: Adopted a Resolution to Initiate  
 AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman  
 RECUSED: Hyland  
 RESOLUTION: 760

- 10a. [2015-004228DES](#) (S. FERGUSON: (415) 575-9074)  
235 VALENCIA STREET – Consideration of a Motion **not to confirm nomination** pursuant to Section 1004.2 of the Planning Code of 235 Valencia Street, Lot 019B in Assessor’s Block 3532. Although Loren “Hap” Jones, appears to be a pioneer in motorcycling who played a significant role in the development of motorcycle culture in San Francisco and the Bay Area, the subject property does not meet the designation criteria or designation priorities of the Landmark Designation Work Program. The subject property is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

*Preliminary Recommendation: Approve*

**(Continued from Regular hearing March 2, 2016 and April 6, 2016)**

SPEAKERS: = Shannon Ferguson – Staff Presentation  
 ACTION: Adopted a Motion to not confirm nomination  
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman  
 MOTION: 0281

- 10b. [2015-004228DES](#) (S. FERGUSON: (415) 575-9074)  
235 VALENCIA STREET – Consideration of a Motion to **amend the findings** of the Inner Mission North Survey, adopted June 1, 2011, to change the California Historical Resource Status Code (CHRS) of 235 Valencia Street, Lot 019B in Assessor’s Block 3532 from 6L to 3CS based on new information provided to the Historic Preservation Commission at its regular meeting of April 6, 2016. The subject property appears eligible for the California Register of Historical Resources as an individual property through survey evaluation based on the property’s association with Loren “Hap” Jones, a pioneer in motorcycling who played a significant role in the development of motorcycle culture in San Francisco and the Bay Area. The subject property is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: = Shannon Ferguson – Staff presentation  
 + Larisa Pedroncelli – How to honor the building  
 + (M) Speaker – Unique process, façade preservation  
 - Craig Hamberg – Put off amending the historical rating  
 - Andrew Junius – Owner commitments, continuance  
 ACTION: After hearing and closing public comment; continued to August 3, 2016  
 AYES: Wolfram, Hyland, Johnck, Matsuda  
 NAYES: Hasz, Johns, Pearlman

11. [2015-007181OTH](#) (S. FERGUSON: (415) 575-9074)  
140 MAIDEN LANE – north side of Maiden Lane, Assessor’s Block 0309, Lot 019 (District 4) - Consideration to **Initiate Amendment of the Landmark Designation** for the former V. C.

Morris Gift Shop, San Francisco City Landmark No. 72. Amend the landmark designation to include both the interior and exterior character defining features of the building pursuant to Article 10, Section 1004(c) of the Planning Code. The V. C. Morris Gift Shop, both the exterior and interior, is significant for its architecture and as the work of master architect Frank Lloyd Wright. 140 Maiden Lane is located in a C-3-R Downtown Retail zoning district and 80-130-F Height and Bulk district.

*Preliminary Recommendation: Adopt a Resolution to Initiate*

SPEAKERS: = Shannon Ferguson – Staff presentation  
+ Lee Hepner, Aide to Sup. Peskin – Support  
+ Paul Turner – One of Frank Lloyd-Wrights most important works  
ACTION: Adopted a Resolution to Initiate  
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman  
RESOLUTION: 761

ADJOURNMENT – 3:05 PM