

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 18, 2016

12:30 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Shelley Caltagirone, Pilar LaValley, 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](#)

Tim Frye, Historic Preservation Officer:

The Director's Report was 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

Tim Frye, Historic Preservation Officer:

Commissioners, just one item to report back to you or actually two items: One is, Monday, the Budget and Land Use Committee heard the proposed landmark designation for 35-45 Onondaga and forwarded a positive recommendation to the Full Board yesterday, which we believe and then was unanimously approved at that first reading. So there should be one more reading then it'll be on to the Mayor for signature. Second item was to remind you that the Government Audit and Oversight Committee tomorrow is having a hearing regarding the Legacy Business Registry. We've been in contact with the mayor's office, in particular, the Invest in Neighborhoods Program to help them prepare for that hearing. We will not be in attendance, but they do have all the information including the letter that's included in your correspondence folders and was emailed to you regarding the previous hearing. This is the letter that the Commission wanted to send to the Mayor that President Wolfram signed. If you have any questions about that letter as well, happy to answer them at this time, but all that information was forwarded to Supervisor Peskin, who is chair of that committee, the Mayor's Office and the Office of Small Business. That concludes my comments unless you have any questions. Thank you.

President Wolfram:

I guess this maybe an appropriate time to add-on to your comments in that I have asked Commissioner Matsuda to attend the hearing tomorrow and she has gratefully agreed to represent the views of the HPC that we took in that letter and at our last hearing.

C. COMMISSION MATTERS

3. President's Report and Announcements

No reports or announcements.

4. Consideration of Adoption:

- [Draft Minutes for May 4, 2016](#)

SPEAKERS: None

ACTION: Adopted as Corrected

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

ABSENT: Hyland

5. Commission Comments & Questions

None

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

6. 2015-01400PTA (P. LAVALLEY: (415) 575-9084)
1 STOCKTON STREET – northwest corner of Stockton and Ellis Streets; Assessor's Block 0327, Lots 025 (District 3). Request for **Major Permit to Alter** for replacement of the non-historic façades at Stockton and Ellis Streets. The façade will be re-clad in smooth and dimensional terra cotta rain screen, masonry clad piers, and will have new fenestration with aluminum windows and storefront. The proposal also includes installation of internally illuminated wall signs. Constructed in 1973, with substantial alterations to the façade in the early 2000s, the two-story building is a Category V (Unrated) Building within the Kearny-Market-Mason Conservation District, a C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing April 20, 2016)
(Proposed Continuance to June 15, 2016)

SPEAKERS: None
ACTION: Continued to June 15, 2016
AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hyland

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. 2016-003416COA (E. TUFFY: (415) 575-9191)
274 BRANNAN STREET - north side of Brannan Street; Assessor's Block 3774, Lot 073 (District 6). Request for **Certificate of Appropriateness** for infill and alteration of property line windows on the east elevation of the building. In response to adjacent new construction, fire-rated interior partition walls are to be constructed to meet Building Code requirements. One window will be retrofit to receive fire-rated glazing. The historic Hawley Terminal Building at 274 Brannan Street is a six-story reinforced concrete former warehouse. Completed in 1924, the building was originally designed by the engineering firm of Ellison & Russell for M.J. Hawley who owned several public warehouses in the area. The subject property is a contributing building within the South End Landmark District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions

AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hyland
MOTION: 0282

F. REGULAR CALENDAR

8. [2015-015828COA](#) (P. LAVALLEY: (415) 575-9084)
1135 O'FARRELL STREET – south side of block between Starr King Way and Gough Street; Assessor's Block 0720, Lot 028 (District 5). Request for a **Certificate of Appropriateness** for construction of a three-story addition at the north end of the west façade. The addition will house an elevator to provide universal access to all three floors of the church. The addition will be clad to match existing finishes and will be fenestrated with narrow arched window openings. St. Mark's Lutheran Church, designed by architect Henry Geilfuss and dedicated in 1895, is designated as Landmark No. 41 and is located within a RM-4 (Residential, Mixed, High-Density) District and 240-E Height and Bulk District.
Recommendation: Approve with Conditions

SPEAKERS: Pilar LaValley – Staff presentation
+ Gary Schilling – Project presentation
+ Debbie Cooper – Elevator location
ACTION: Approved with Conditions
AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hyland
MOTION: 0283

9. [2008.0586E](#) (S. CALTAGIRONE: (415) 558-6625)
ACADEMY OF ART UNIVERSITY – **Review and Comment** regarding the Draft Existing Sites Technical Memorandum (ESTM), published by the Planning Department on May 4, 2016. The ESTM examines the environmental impacts of past non-permitted work at 34 Academy of Art (AAU) properties and recommends conditions of approval to remedy those impacts. The Historic Resource Appendix of the Draft ESTM specifically addresses impacts of past work to historic resources. The 30-day public comment period for the Draft ESTM document begins May 4, 2016 and extends through June 3, 2016. After the close of the public review period on the ESTM the Planning Department will consider all comments received on the ESTM, incorporate changes as necessary, and finalize the ESTM. The Final ESTM will be used by the Commission for information in all AAU approvals in regards to understanding the environmental impacts of the past unauthorized changes and AAU's ongoing operations. The Draft ESTM, including a detailed project description, is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfcegadocs>.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Shelley Caltagirone – Staff presentation
+ Zane Gresham – Project presentation
ACTION: Reviewed and Commented
AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hyland

ADJOURNMENT – 2:37 PM