

# 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, August 16, 2017**  
**12:30 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:30 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Elizabeth Gordon-Jonckheer, Shannon Ferguson, Stephanie Cisneros, Desiree Smith, 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.

SPEAKER: Marvin Lambert – Illegal activity

**B. DEPARTMENT MATTERS**

1. Director's Announcements

None

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

None

**C. COMMISSION MATTERS**

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC August 2, 2017](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Hasz

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. 2013.0384U (D. SMITH: (415) 575-9093)  
**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, April 6, 2016, May 4, 2016, October 5, 2016 and February 15, 2017)  
**(Proposed for Continuance to December 6, 2017)**

SPEAKERS: None

ACTION: Continued to December 6, 2017

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

ABSENT: Hasz

## 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. [2016-010294COA-02](#) (J. VIMR: (415) 575-9109)  
1088 SANSOME STREET – southeast corner of Sansome and Green Street, Assessor's Block/Lots 0135/009 (District 3). Request for a **Certificate of Appropriateness** to complete exterior alterations to a Contributory building within the Northeast Waterfront Landmark District. The project proposes to replace existing, non-historic windows and doors within the same openings at the exterior of a minimally visible penthouse for an area exceeding 100 square feet. The project also entails the removal of four (4) non-historic, poured concrete elements located along the perimeter of the building's roof that were installed as part of a previous, uncompleted undertaking. The project site is within a C-2 (Community Business) Zoning District, a 65-X Height and Bulk District, the Waterfront Special Use District No. 3, the Northeast Waterfront Special Sign District, and the Northeast Waterfront Landmark District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
ABSENT: Hasz  
MOTION: 0312

## F. REGULAR CALENDAR

8. [2017-009341COA](#) (E. GORDON-JONCKHEER: (415) 575-8728)  
CIVIC CENTER KIOSK – located on Assessor's Block 0788, Lot 001, bounded by Grove, Larkin and McAllister Streets and Dr. Carlton B Goodlett Place (District 6) - Request for a **Certificate of Appropriateness** for a proposal to construct a temporary kiosk building at the southeast corner of Larkin and Grove Streets, and remove and replace three above-ground mechanical vents to Brooks Hall along Larkin Street. The proposal also includes outdoor seating, lighting, and site accessibility needed for the kiosk. 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.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Elizabeth Jonckheer – Staff report  
+ Alejandra Quessa – Project presentation  
+ Brian Nollman – Design presentation  
+ Jim Worshell – Support  
= Ramon – Community outreach, cost of items sold  
= Reginald – How much will the project cost? Why a temporary installation?

- Will Dempsey – Not well thought out, artist space  
= Laura – Open space in the Tenderloin

ACTION: Approved with Conditions, amending the third bulleted condition to read:  
“Final design details, including location and concealment of rooftop mechanical equipment location and details for photovoltaic panels if proposed.”

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

ABSENT: Hasz

MOTION: 0313

9. [2015-006003SRV](#) (S. FERGUSON: (415) 575-9074)  
CORBETT HEIGHTS HISTORIC CONTEXT STATEMENT – **Consideration to adopt, modify or disapprove** a Motion to adopt the Corbett Heights Historic Context Statement. The Corbett Heights Historic Context Statement addresses the development of the study area’s landscapes and residential buildings between 1840 and 1974. The Corbett Heights Historic Context Statement documents the early development of Corbett Heights, builders and building typologies; identifies significant themes, design elements, architectural styles, and character-defining features; documents significance and integrity thresholds; and provides recommendations for future study of potential individual landmarks and historic districts. The Corbett Heights Historic Context Statement is intended to be used as a planning tool and framework for consistent, informed evaluations of the study area’s significant themes, integrity, and character-defining features of individual buildings and clusters of buildings. The general boundaries of the study area are Douglass Street at the east, Clayton Street–Corbett Avenue at the west, Romain Street at the south, and 17th Street–Roosevelt Way at the north.

*Preliminary Recommendation: Adopt with Conditions*

SPEAKERS: = Shannon Ferguson – Staff report  
+ Gary Weiss – Support  
+ Michael Corbett – Support

ACTION: Adopted with Conditions

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

ABSENT: Hasz

MOTION: 0314

10. [2017-003927COA](#) (S. CALTAGIRONE: (415) 558-6625)  
581 WALLER STREET – south side between Pierce and Potomac Streets; Lot 022 in Assessor’s Block 0865 (District 8) – Request for **Certificate of Appropriateness** to restore the building’s cladding and architectural trim at the front façade based on building evidence and similar buildings by the same builder, Fernando Nelson; to re-build the front stairs with a wood railing and cast concrete steps; to replace the existing non-historic windows with wood double-hung window sashes; to add two roof dormers at the east and west slopes of the gabled roof; and, to construct minor additions at the rear of the building of approximately 201 square feet. The subject property is a contributor to the Duboce Park Landmark District designated in Article 10 of the Planning Code, within a RTO (Residential, Transit-Oriented) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Stephanie Cisneros – Staff report  
+ Eliza Hart – Project presentation

+ Jim Worshell – Support  
 ACTION: Approved with Conditions  
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
 ABSENT: Hasz  
 MOTION: 0315

11. [2017-004024DES](#) (D. SMITH: (415) 575-9093)  
1399 MCALLISTER STREET – South side of McAllister Street at Pierce Street, Assessor's Block 0778, Lot 013 (District 5). Consideration to adopt a Resolution to recommend to the Board of Supervisors **Landmark Designation** of the Third Baptist Church Complex as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Constructed in 1952-1956, the Third Baptist Church Complex is significant for the role it has played in the social advancement of African Americans in San Francisco under the guidance of civil rights leader, Reverend Frederick Douglas Haynes, Sr.; and as a rare and notable example of post-war ecclesiastical architecture in San Francisco's Western Addition neighborhood. The HPC initiated landmark designation of the Third Baptist Church Complex on July 19, 2017. It is located in a Residential- Mixed, low density (RM-1) zoning district and a 40-X Height and Bulk district.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Desiree Smith – Staff report  
 + Reverend Amos Brown – Project presentation  
 ACTION: Adopted a Recommendation for Approval, as amended by Staff  
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
 ABSENT: Hasz  
 RESOLUTION: 893

12. [2014.1050L](#) (D. SMITH: (415) 575-9093)  
1610 GEARY BOULEVARD – Between Post Street and Geary Boulevard, Assessor's Block 0700, Lots 022, 023 (District 5). Consideration to adopt a Resolution to recommend to the Board of Supervisors **Landmark Designation** of 1601 Geary Boulevard, historically known as Peace Pagoda and Peace Plaza, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Constructed in 1968, the Peace Pagoda and Peace Plaza were designed by master architect, Yoshiro Taniguchi and are significantly associated with the history and identity of the Japantown community. The HPC initiated landmark designation of the subject property on June 21, 2017. It is located in a Neighborhood Commercial, Moderate Scale (NC-3) zoning district and a 50-X Height and Bulk district.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Desiree Smith – Staff report  
 - George Yamasaki – Opposition to landmark designation  
 + Alice Kowahatsu – Support  
 + Roslyn Tonai – Support  
 + Paul Wermer – Preservation staff involvement  
 + Greg Martoni – Support  
 ACTION: After hearing and closing public comment; Continued to September 20, 2017, during which time Commission President Wolfram is to reach out to Board President Breed  
 AYES: Wolfram, Hyland, Johnck, Johns, Pearlman  
 RECUSED: Matsuda

ABSENT: Hasz

- 13a. [2017-009556LBR](#) (S. CISNEROS: (415) 575-9186)  
110 SUTTER STREET – On the north side of Sutter Street near Montgomery Street. Assessor's Block 0288, Lot 007 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1946, Cable Car Clothiers is the oldest men's retailer located in and serving the Downtown neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the C-3-O (Downtown-Office) Zoning District and a 250-S Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- SPEAKERS: = Stephanie Cisneros – Staff report  
+ Jonathan Levin – Cable Car Clothier  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
ABSENT: Hasz  
RESOLUTION: 894

- 13b. [2017-009558LBR](#) (S. CISNEROS: (415) 575-9186)  
1619 OCEAN AVENUE – On the south side of Ocean Avenue near Capitol Avenue. Assessor's Block 6935, Lot 026 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1996, Ocean Hair Design is a local, family-owned and operated haircut and styling salon serving the Ingleside and Ocean View neighborhoods. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within an NCT (Ocean Avenue Neighborhood Commercial Transit) Zoning District and a 45-X Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*
- SPEAKERS: Same as Item# 13a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman  
ABSENT: Hasz  
RESOLUTION: 895

ADJOURNMENT – 2:59 PM