

# 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 18, 2017**  
**12:30 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM

STAFF IN ATTENDANCE: Shannon Ferguson, Stephanie Cisneros, Francis McMillen, 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.

SPEAKER: Richard Rothman – Update on projects

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

**Tim Frye, Preservation Officer:**

The directors will not be attending today's hearing, but I'm happy to forward any questions should you have them.

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

**Tim Frye, Preservation Officer:**

One item to share with you regarding 930 Grove; this is the vacant building in Alamo Square. A Notice of Enforcement did go out for the property a couple of days ago and within 15 days, fines will start accruing unless the work outlined is abated. We are under the impression that there may be a permit coming in today to address some of the work. However, I wanted to assure you that we are still keeping all options open and we are actively talking with the City Attorney's Office and will -- are still considering our options under some sort of -- court action to bring the project or the property into compliance with our Code. Certainly we'll keep you updated on that. That concludes my comments.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

None

## 4. Consideration of Adoption:

- [Draft Minutes for HPC September 20, 2017](#)

SPEAKER: None

ACTION: Adopted

AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck

ABSENT: Hyland

## 5. Commission Comments &amp; Questions

**Commissioner Johnck:**

I have a question, the incident at Alamo Square; was that related to the email we got? Was that somebody, I don't think so, was asking about procedures, it looked like it went to everybody that asked about procedures on an agenda item. That was it. It was not on the agenda, but I was wondering was that responded to? I think you were cc'd on it?

**Commissioner Pearlman:**

It was about 3620 Buchanan Street.

**Tim Frye, Preservation Officer:**

I don't recall the e-mail but if we received it, I probably delegated it to staff to respond. I don't believe it was connected to the 930 Grove project.

6. [Historic Preservation Fund Committee](#) report by Robert Cherny

SPEAKER: None  
ACTION: None – Informational

## D. REGULAR CALENDAR

7. [2015-005890DES](#) (S. FERGUSON: (415) 575-9074)  
546-548 FILLMORE STREET, 554 FILLMORE STREET, 735 FELL STREET, 660 OAK STREET – east side of Fillmore Street, north side of Oak Street, south side of Fell Street, Assessor's Blocks/Lots 0828/021, 0828/022, 0828/022A and 0828/012 (District 5). Consideration to **Recommend to the Board of Supervisors** designation of the former Sacred Heart Church Complex which includes the former rectory, church, school and convent buildings pursuant to Article 10, Section 1004(c) of the Planning Code. Sacred Heart Parish Complex is significant for its association with the growth and development of the Western Addition and Catholic religious institutions in San Francisco in the late nineteenth and early twentieth centuries; with prominent and influential civil rights activist Father Eugene Boyle, pastor of the church from 1968 to 1972; as a distinctive and well-executed example of a Romanesque Revival-style Catholic parish grouping and for its association with master architect Thomas J. Welsh. 546-548 Fillmore Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; 554 Fillmore Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District; 735 Fell Street is located in a RM-3 Residential-Mixed, Medium Density Zoning District and 40-X Height and Bulk District; and 660 Oak Street is located in a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve*  
(Continued from Regular hearing on July 19, 2017)

SPEAKER: + Andrew Junius – Continuance to January  
ACTION: Continued to January 17, 2018  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland

- 8a. [2017-000965DES](#) (S. FERGUSON: (415) 575-9074)  
460 ARGUELLO BOULEVARD – east side of Arguello Blvd. between Euclid Avenue and Geary Blvd., Assessor's Block 1061, Lot 049 (District 1). Consideration to **Initiate Landmark Designation** of the Theodore Roosevelt Middle School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 460 Arguello Blvd was added to the Landmark Designation Work program on June 15, 2011. Theodore Roosevelt Middle School is architecturally significant as San Francisco's only Dutch/German Expressionist style building designed by master architect Timothy Pflueger and exhibits high artistic values in its three New Deal murals. It is located in a P - Public Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*

SPEAKER: = Shannon Ferguson – Staff report  
+ Richard Rothman – Roosevelt & George Washington  
+ Merle Easton - Support  
ACTION: Initiated  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck

ABSENT: Hyland  
RESOLUTION: 909

- 8b. [2016-013562DES](#) (S. FERGUSON: (415) 575-9074)  
600 32<sup>ND</sup> AVE – east side of 32nd Avenue between Geary Blvd. and Balboa Street, Assessor's Block 1574, Lot 001 (District 1). Consideration to **Initiate Landmark Designation** of the George Washington High School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 600 32nd Avenue was added to the Landmark Designation Work program on August 17, 2016. George Washington High School is associated with significant events, as it was built largely using Public Works Administration funds. It is also architecturally significant as it embodies the characteristics of the Streamline Moderne style, represents the work of master architect Timothy Pflueger, and exhibits high artistic values in its four New Deal murals and one outdoor frieze that were all sponsored by the Federal Art Project. It is located in a P - Public Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKER: Same as Item #8a.  
ACTION: Initiated  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland  
RESOLUTION: 910

- 8c. [2011.0690L](#) (S. FERGUSON: (415) 575-9074)  
2728 BRYANT STREET – west side of Bryant Street between 25th and 26th streets, Assessor's Block 4273, Lot 008 (District 8). Consideration to **Initiate Landmark Designation** of the Sunshine School as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 2728 Bryant Street was added to the Landmark Designation Work program on June 15, 2011. The Sunshine School is significant for its association with events as the first public school specifically designed for children with disabilities built west of the Rockies and for its association with the Public Works Administration. It is also architecturally significant as it embodies the distinctive characteristics of the Spanish Colonial Revival style with Art Deco and Moorish accents; represents the work of four master architects - Albert A. Schroepfer, Charles F. Strothoff, Martin J. Rist, and Smith O'Brien; and exhibits high artistic values in its ingenious floorplan devised to combine two specialized schools into one campus and in its quality of materials and workmanship. It is located in a P - Public Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKER: Same as Item #8a.  
ACTION: Initiated  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland  
RESOLUTION: 911

- 9a. [2017-012394LBR](#) (S. CISNEROS: (415) 575-9186)  
3158 MISSION STREET – on the west side of Mission Street near Precita Avenue. Assessor's Block 6574, Lot 007 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business application**. El Rio, Your Dive is a local bar and community event space founded in 1978 by Malcom Thornley and Robert

Nett and is inspired by their leather motorcycle riding lifestyle and their love for Brazil and Brazilian culture. 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 NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: = Stephanie Cisneros – Staff report  
+ Lynne Angel – El Rio  
+ Jaron Brown – Legacy Business Program, El Rio  
+ Ani Rivera – El Rio  
+ Kate Sorenson – El Rio  
+ Speaker – El Rio  
+ Speaker – El Rio  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland  
RESOLUTION: 912

- 9b. [2017-012398LBR](#) (S. CISNEROS: (415) 575-9186)  
90 WELSH STREET – on the north side of Welsh Street near 4th Street. Assessor's Block 3583, Lot 011 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business application**. Founded in 1973, Hwa Rang Kwan Martial Arts Center is believed to be the oldest Korean martial arts center on the West Coast and serves both youth and adults in the South of Market neighborhood and throughout San Francisco. 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 SLI (SOMA Service – Light Industrial) Zoning District and 65-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item #9a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Matsuda, Pearlman, Johns, Johnck  
ABSENT: Hyland  
RESOLUTION: 913

10. [LANDMARK DESIGNATION WORK PROGRAM QUARTERLY REPORT](#) (D. SMITH: (415) 575-9093)  
– Discussion of the HPC's Landmark Designation Work Program.

*Preliminary Recommendation: None - Informational*

SPEAKER: = Francis McMillen – Staff report  
ACTION: None – Informational

ADJOURNMENT – 1:24 PM