

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Notice of Hearing & Agenda

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

Wednesday, April 18, 2018
12:30 p.m.
Regular Meeting

Commissioners:

Andrew Wolfram, President

Aaron Hyland, Vice President

Kate Black, Ellen Johnck, Richard S.E. Johns,

Diane Matsuda, Jonathan Pearlman

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>

Planning Department, 1650 Mission Street, 4th Floor, Suite 400

Planning Information Center, 1660 Mission Street, 1st Floor

Commission Hearing Broadcasts:

Live stream: <http://www.sfgovtv.org>

Disability accommodations available upon request to:
commissions.secretary@sfgov.org or (415) 558-6309 at least 48 hours in advance.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at sotf@sfgov.org.

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfbos.org/sunshine.

San Francisco Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

Accessible Meeting Information

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@fgov.org at least 48 hours in advance of the hearing.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@fgov.org at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

SPANISH:

Agenda para la Comisión de Preservación de Edificios y Lugares Históricos (Historic Preservation Commission). Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al 415-558-6309. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

歷史保護委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電415-558-6309。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

Adyenda ng Komisyon para sa Pangangalaga ng Kasaysayan (Historic Preservation Commission Agenda). Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa 415-558-6309. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN:

Повестка дня Комиссии по защите памятников истории. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру 415-558-6309. Запросы должны делаться минимум за 48 часов до начала слушания.

ROLL CALL:

President: Andrew Wolfram
Vice-President: Aaron Hyland
Commissioners: Kate Black, Ellen Johnck, Richard S.E. Johns,
Diane Matsuda, Jonathan Pearlman

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.

The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. DEPARTMENT MATTERS

1. Director's Announcements
2. Review of Past Events at the Planning Commission, Staff Report and Announcements

C. COMMISSION MATTERS

3. President's Report and Announcements
4. Consideration of Adoption:
 - [Draft Minutes for ARC March 7, 2018](#)
 - [Draft Minutes for HPC April 4, 2018](#)

Adoption of Commission Minutes – Charter Section 4.104 requires all commissioners to vote yes or no on all matters unless that commissioner is excused by a vote of the Commission. Commissioners may not be automatically excluded from a vote on the minutes because they did not attend the meeting.

5. Commission Comments & Questions
 - Disclosures.
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Historic Preservation Commission.

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. [2017-010156DES](#) (F. MCMILLEN: (415) 575-9076)
MINT-MISSION CONSERVATION DISTRICT – (Assessor’s Block 3704, Lots 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; Assessor’s Block 3725, Lots 087, 088) (District 4) – Consideration to **Initiate Conservation District Designation** of the Mint-Mission Conservation District as an Article 11 Conservation District pursuant to Section 1107 of the Planning Code. The Mint-Mission Conservation District encompasses a cohesive concentration of reinforced concrete and brick masonry buildings constructed between 1906 and 1930. The District retains a mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities reflective of the area’s role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states. The District is comprised of twenty-two properties, nineteen of which include contributing resources. The Mint Mission Conservation District is located in the C-3-G-Downtown General zoning district and 90-X Height and Bulk district.
Preliminary Recommendation: Approve
(Continued from Regular hearing on March 21, 2018)
(Proposed Continuance to May 2, 2018)

E. REGULAR CALENDAR

7. [2016-016161PTA](#) (E. TUFFY: (415) 575-9191)
120 STOCKTON STREET – east side of Stockton Street, at O’Farrell Street, Lot 017 in Assessor’s Block 0313 (District 3). Consideration of a **Major Permit to Alter** application to remodel the existing building envelope and construct a partial one-story vertical addition. The scope of work is part of a larger project to convert the existing single-tenant building for multi-tenant mixed uses (Retail, Office and Restaurant). Constructed in 1974, the subject property is a Category V – Unrated building within the Article 11-designated Kearny-Market-Mason-Sutter Conservation District. The parcel is located in 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 on April 4, 2018)
8. [2017-012290DES](#) (D. SMITH: (415) 575-9093)
6301 THIRD STREET – Consideration to **Initiate Landmark Designation** of the Arthur H. Coleman Medical Center, Assessor’s Parcel No. 4968, Lot 032, as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is significant for its

association with Dr. Arthur H. Coleman, a nationally prominent African American lawyer-physician and influential healthcare and civil rights advocate. Opening in 1960, the Arthur H. Coleman Medical Center reflected the style of the period and served as a modern symbol of community health, progress, and success. He recruited a team of African American physicians to join him in his vision of providing comprehensive health services to the area's low-income African American residents. Dr. Coleman was a local pioneer in the nationally significant community health center movement of the 1960s, a tireless advocate for racial equity within the healthcare system and the medical profession, and an advocate for the Bayview's African American community. The property at 6301 Third Street is located within the NC-3 – Neighborhood Commercial, Moderate Scale Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Initiate

- 9a. [2017-004023DES](#) (D. SMITH: (415) 575-9093)
228-248 TOWNSEND STREET - north side of Townsend Street between Lusk and Clyde streets, Assessor's Block 3787, Lot 018 (District 6) - Consideration to Recommend **Landmark Designation** of the New Pullman Hotel as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The New Pullman Hotel is significant as the city's only hotel that catered specifically to African American railroad workers, including Pullman porters and maids, during the early to mid-twentieth century. On a national scale, Pullman porters and maids established the first all-Black union in the country, contributed to the development of the African American middle class, and laid important foundations for the Civil Rights Movement. The property is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco. 228-248 Townsend Street is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.
Preliminary Recommendation: Approve
- 9b. [2017-002874DES](#) (S. FERGUSON: (415) 575-9074)
457 BRYANT STREET – south side of Bryant Street, Assessor's Block 3775, Lot 085 (District 9) - Consideration to Recommend **Landmark Designation** of the former Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall is significant as one of the early extant union halls in San Francisco and played an important role in the growth of organized labor in the city, and is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco. 457 Bryant Street is located in the SLI – SOMA Service – Light Industrial zoning district and 45-X Height and Bulk district.
Preliminary Recommendation: Approve
- 9c. [2017-004129DES](#) (F. MCMILLEN: (415) 575-9076)
500-504 FOURTH STREET – south side of Fourth Street, Assessor's Block 3777, Lot 001 (District 9) – Consideration to Recommend **Landmark Designation** of the Hotel Utah as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Hotel Utah is associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco and is significant as a rare remaining example of the numerous residential hotels constructed in SoMa during the late nineteenth and early twentieth centuries.

Hotel Utah is also significant for its Edwardian style architecture, a style commonly employed in the design of residential hotels of the period. 500-504 Fourth Street is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.

Preliminary Recommendation: Approve

- 9d. [2017-010250DES](#) (F. MCMILLEN: (415) 575-9076)
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT – Assessor’s Block 3787 Lots 005, 014, 015, 016, 037, 040A, 044, 048, 033, 151, 017, 021, 022, 019, 036, 040, 018, 013, 152-159 (District 9) – Consideration to Recommend **Landmark District Designation** of the Clyde and Crooks Warehouse Historic District as an Article 10 Landmark District pursuant to Section 1004.1 of the Planning Code. The Clyde and Crooks Warehouse Historic District is representative of 19th century development of the South of Market area as a center of industrial production in San Francisco and maritime commerce along the west coast. The district’s mix of industrial and warehouse buildings interspersed with residential structures is typical of the land use patterns developed in the 19th century in the South of Market neighborhood and continued during the 1906 earthquake and fire reconstruction period. The buildings exemplify early 20th century methods of construction and materials and the return of South of Market’s function as the industrial center of the city following the earthquake and fire. The Clyde and Crooks Warehouse Historic District is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.
Preliminary Recommendation: Approve
10. [2018-003615DES](#) (F. MCMILLEN: (415) 575-9076)
REQUEST TO INITIATE DESIGNATION AND CHANGE OF DESIGNATION PURSUANT TO PLANNING CODE SECTION 1106 – (Assessor’s Block 3704, Lots 019, 020, 050; Assessor’s Block 3725, Lots 007, 026, 061, 063, 064, 079; Assessor’s Block 3733, Lot 020A; Assessor’s Block 3752, Lot 010; Assessor’s Block 3760, Lot 012; Assessor’s Block 3775, Lots 039, 058, 084, 085; Assessor’s Block 3776, Lots 008, 041; Assessor’s Block 3777, Lots 001, 002; Assessor’s Block 3786, Lot 015; Assessor’s Block 3787, Lots 013, 018, 052; Assessor’s Block 3788, Lots 024, 024A). Request to **Initiate Change in Designation** of twenty six (26) properties; Categories 1 (Significant) through Category 3 (Contributory) and to initiate a change of designation for one property from Category V (Unrated) to Category III (Contributory) as recommended by the Draft Central SoMa Plan and supported by the Central SoMa Historic Context Statement & Historic Resource Survey findings.
Preliminary Recommendation: Initiate
11. [2017-008881COA](#) (N. KWIATKOWSKA: (415) 575-9185)
349 LEXINGTON STREET - east side between 20th and 21st Streets; Assessor’s Block 3609, Lot 070 (District 9). Request for a **Certificate of Appropriateness** for exterior improvements to the primary and visible side facade. The subject building is located within the Liberty-Hill Landmark District. The proposed project is to correct Violation No. 2017-004791ENF, involving the removal of exterior finishes on the primary façade, which exceeded the work approved under Case No. 2016-014859COA. The corrective action under this application is to reconstruct the primary and visible side façade of the historic residence, including cladding and windows, per the Secretary of Interior’s Standards for Rehabilitation, and an interior remodel to the existing three-story, three-unit building. All other exterior work

was approved per Case No. 2016-014859COA, Administrative Certificate of Appropriateness No. ACOA2017.0253. The subject property is located within a RTO-M (Residential Transit Oriented - Mission) Zoning District, and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

ADJOURNMENT

Historic Preservation Officer

Timothy Frye
tim.frye@sfgov.org
(415) 575-6822

Privacy Policy

Members of the public are not required to provide personal identifying information when they communicate with the Commission or Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

Hearing Procedures

The Historic Preservation Commission holds public hearings on the first and third Wednesday, of most months. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: www.sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases that are considered by the Historic Preservation Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. Presentation by Staff;
2. Presentation by the Project Sponsor's Team (which includes: the sponsor, representative, legal counsel, architect, engineer, expeditor and/or any other advisor) for a period not to exceed ten (10) minutes, at the discretion of the Chair;
3. Public testimony from supporters of the Project not to exceed three (3) minutes, at the discretion of the Chair;
4. Presentation by Organized Opposition recognized by the Commission President through written request prior to the hearing for a period not to exceed ten (10) minutes, at the discretion of the Chair;
5. Public testimony from opponents of the Project not to exceed three (3) minutes, at the discretion of the Chair;
6. Staff follow-up and/or conclusions;
7. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
8. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

Hearing Materials

Each item on the Agenda may include the following documents:

- Planning Department Case Executive Summary
- Planning Department Case Report
- Draft Motion or Resolution with Findings and/or Conditions
- Public Correspondence

Materials submitted to the Historic Preservation Commission prior to a scheduled hearing will become part of the public record only when the materials are also provided to the Commission Secretary and/or Project Planner. Correspondence may be emailed directly to the Commission Secretary at: commissions.secretary@sfgov.org.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Historic Preservation Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Historic Preservation Commission and made part of the official record.

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department reception eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 1650 Mission Street, Suite 400, by 5:00 p.m. and should include fifteen (15) copies.

Day-of Submissions: Material related to a calendared item may be distributed at the hearing. Please provide ten (10) copies for distribution.

Appeals

The following is a summary of appeal rights associated with the various actions that may be taken at a Historic Preservation Commission hearing.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Certificate of Appropriateness	COA (A)	30 calendar days	Board of Appeals**
CEQA Determination - EIR	ENV (E)	30 calendar days	Board of Supervisors
Permit to Alter/Demolish	PTA (H)	30 calendar days	Board of Appeals**

***An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.*

For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or board.of.supervisors@sfgov.org.

Challenges

Pursuant to Government Code Section 65009, if you challenge, in court, the approval of (1) a Certificate of Appropriateness, (2) a Permit to Alter, (3) a Landmark or Historic District designation, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Preservation Commission, at, or prior to, the public hearing.