

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

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

**Wednesday, May 2, 2018**  
**12:30 p.m.**  
**Regular Meeting**

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

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

**STAFF IN ATTENDANCE:** Jeff Joslin – Director of Current Planning, Frances McMillen, Alexandra Kirby, Elizabeth Gordon-Jonckheer, Shelley Caltagirone, Desiree Smith, Tim Frye – 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, Preservation Officer:**

No formal report from the Director this afternoon; be happy to forward any questions you may have for the next hearing.

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

**Tim Frye, Preservation Officer:**

Good afternoon Commissioners, just a few items to share with you this week. One is your recommendations regarding the pending districts related to Central SoMa Area Plan will be heard at the Planning Commission on May 10<sup>th</sup>, next week. As you know, the Planning Commission evaluates those proposed designations based on several factors related to Bay Area Regional Transit, any potential amendments to the General Plan that may have to occur, along with a few other sort of broader policy findings, but we will certainly keep you posted on any comments they have and forward them to you before we transmit those recommendations to the Board of Supervisors with the full Central SoMa package. Also, I passed out some – the section from the Budget and Finance Committee meeting, a report on cultural districts. This is related to the pending Cultural District legislation sponsored by Supervisor Ronen. Tomorrow, the Budget and Finance Committee is having a general discussion about next year's budget and so I just wanted to keep you abreast of some of the information that's in play regarding the proposed legislation and naturally the Planning Department, Mayor's office of Housing, OEWD, Arts Commission, etc. will all be there in attendance should the committee have any questions. We understand that the legislation is still being revised by several members of the community, a working group and various city departments so we don't have any – we don't have any revised language to show you just yet, but once we do, it will naturally be brought forth to this Commission.

I also wanted to bring to your attention, as you may have seen in the paper; the Full Board did pass a resolution establishing the LGBTQ and Leather Cultural District located in the South of Market neighborhood. This has been under revision for, I would say, almost a year, but this final resolution, the Department's reviewed it. We think it looks fantastic and as you can see towards the end, there are further duties or asks of this Commission in your work-related to cultural heritage work and to support these districts as they move forward, which naturally hinges on the passing of that legislation that I just spoke about. But I wanted you to have a copy of what was passed to the Full Board in case you have any questions and naturally, Shelley Caltagirone, our Cultural Heritage Specialist is happy to present or give you or the Cultural Heritage Assets Committee an update on that information at any time.

Then finally, as you're aware, we, along with the Arts Commission, filed a joint request for rehearing for the C of A related to the Pioneer Monument. We forwarded a copy of the joint brief we submitted and we understand that the hearing will be scheduled at the Board of Appeals on June 13<sup>th</sup>. So we'll keep you posted on that outcome. That concludes my comments unless you have any questions.

**Commissioner Pearlman:**

I just wanted to make one quick comment. I thought that was a – the response letter was just very well researched and thought out and I was just very impressed with the depth of understanding of the – what is a very complex and complicated web of rules and things so I appreciated that thank you.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

**President Wolfram:**

I don't have a formal report today, but I would like to, for members of the public and for the Commissioners, inform you that we had a request to continue item 9, the 3333 California Street. So when we take that up, it may well be continued.

## 4. Consideration of Adoption:

- [Draft Minutes for April 18, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

## 5. Commission Comments &amp; Questions

None

**D. REGULAR 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). The district is bound by Stevenson Street to the north, Mint and 5<sup>th</sup> streets to the east, Mission and Minna streets to the south and 6<sup>th</sup> Street to the west. As part of the Central SoMa planning effort, consideration to **Initiate Change in Designation** of seventeen (17) properties from not rated under Article 11 or Unrated (Category V) under Article 11 to Category 1 (Significant) through Category IV (Contributory) pursuant to Section 1106 of the Planning Code; and **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 a C-3-G-Downtown General Zoning District and 90-X Height and Bulk District.  
*Preliminary Recommendation: Initiate*  
 (Continuance from Regular hearing on April 18, 2018)

SPEAKERS: = Frances McMillen – Staff report  
 = Speaker – Restriction to our building request to be exempted 444 Jessie  
 = Craig Rys – TDR’s, permitting  
 + Moses Corrette, Aide to Sup. Kim – Support  
 ACTION: Initiated  
 AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
 RESOLUTION: [957](#)

7. [2017-011755COA](#) (A. KIRBY: (415) 575-9133)  
1942 SUTTER STREET – located on the north side of Sutter Street between Webster and Fillmore Streets, Assessor’s Block 0677; Lot 032 (District 5). Request for **Certificate of Appropriateness** to construct a horizontal addition at the first and second stories of the side (east) facade, visible from Cottage Row, and addition of new fenestration along the east side facade. The subject property is located within the Bush Street – Cottage Row Landmark District, RM-3 (Residential, Mixed, Medium Density) Zoning District, and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Alexandra Kirby – Staff report  
 ACTION: Approved with Conditions  
 AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
 MOTION: [0338](#)

8. [2018-003886COA](#) (E. JONKHEER: (415) 575-8728)  
MURPHY WINDMILL – located in Golden Gate Park, on the north side of Martin Luther King Jr. Drive between John F. Kennedy Drive and the Great Highway, identified as a portion of Assessor’s Block 1700; Lot 001 (District 1). Request for **Certificate of Appropriateness** for alterations to comply with OSHA standards: (1) on the exterior: extension of the gallery rail by 5”, addition of a toe-kick at the bottom of the railing, replacement of deteriorated exterior gallery level wood doors with in-kind weather resistant materials, addition of tie-offs for fall protection on the stocks, safety additions to the fan tail (steel bracing and cables for fall protection), and exterior lights at the entrance, and (2) at the interior: replacement of the existing wooden stairs with safety paneling, and removal of small sections of the floor surface on all levels for head clearance. The Murphy Windmill is located within a P (Public) Zoning District and OS (Open Space) Height and Bulk District. The Murphy Windmill and Millwright’s Cottage, and the landscaped open space setting surrounding the two structures was locally designated as San Francisco Landmark No. 210 under Article 10 of the Planning Code in May 2000.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Elizabeth Jonckheer – Staff report  
 + Dan Mauer – Project presentation  
 ACTION: Approved with Conditions as amended to include steel stair throughout and wood tread for the first run.  
 AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
 MOTION: 0339

9. [2018-004346FED](#) (D. SMITH: (415) 575-9093)  
3333 CALIFORNIA STREET – south side of California Street between Presidio Avenue and Laurel Street, in Assessor’s Parcel 1032, Lot 003 (District 2) - Request for **Review and**

**Comment** on the nomination of the property to the National Register of Historic Places for its association with the San Francisco insurance industry, as one of the principal embodiments of the postwar decentralization and suburbanization of San Francisco, as the work of three masters – the architect Edward B. Page, the engineering firm of John J. Gould & J.J. Degenkolb/Henry J. Degenkolb & Associates, and the landscape architectural firm of Eckbo, Royston, & Williams/Eckbo, Austin, Dean and Williams – and as an example of a corporate headquarters in San Francisco that reflects mid-twentieth-century modernist design principles. The subject property is located within a RM-1 Residential-Mixed, Low Density Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Resolution in support of the nomination, subject to revisions, to the National Register of Historic Places.*

SPEAKERS: None  
 ACTION: Continued to May 16, 2018  
 AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black

10. [2018-005337LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
255 MENDELL STREET – south side of Mendell Street between Evans Avenue and Newhall Street in the India Basin Industrial Park in the Bayview neighborhood. Assessor's Block 4570, Lot 026 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business application**. Knights' Catering is a catering business that has served San Francisco for 55 years. 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 within a PDR-2 (Production, Distribution, and Repair) Zoning District and 65-J Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
 + Maureen Kelly – Business history  
 + Danny Kelly – Family legacy  
 + Molly Kelly – Family legacy  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
 RESOLUTION: [958](#)

11. (S. CALTAGIRONE: (415) 558-6625; D. SMITH: (415) 575-9093)  
[LANDMARK DESIGNATION AND CULTURAL HERITAGE WORK PROGRAM QUARTERLY REPORTS](#) – Discussion of the HPC's Landmark Designation Work Program and the draft Cultural Heritage Work Program.  
*Preliminary Recommendation: None - Informational*

SPEAKERS: = Desiree Smith – Staff report  
 = Shelley Caltagirone – Cultural Heritage Assets  
 ACTION: None - Informational

ADJOURNMENT 2:03 PM  
 ADOPTED MAY 16, 2018