

Received at HPC Hearing 8/1/18
J. Vimr

Vimr, Jonathan (CPC)

From: Trish Lane <lane100@sbcglobal.net>
Sent: Monday, July 30, 2018 7:50 PM
To: CTYPLN - HPC Commission Secretary
Cc: Vimr, Jonathan (CPC)
Subject: Reference Case # 2018-000537COA-02 - Bldg Permit: 2017.1221.7203

Reference Case # 2018-000537COA-02
Bldg Permit: 2017.1221.7203

Please accept this letter as a request to reconsider the proposed appropriate materials to replace the dry rot siding of 1001 Tennessee Street (home and business). The recommended use of corrugated metal would be strikingly ugly and surely not fit into a though mixed use neighborhood has become predominately residential by wide measure.

Instead please do consider allowing for HardiePlank, a product both complimentary to the new surrounding developments and well as more pleasing to the eye. Second choice would be duplicating the material presently serving as siding to this building.

Appreciate you serious and thoughtful consideration -- especially to a neighborhood who is getting hit hard by architectural changes we have had no control over.

Please forward a copy to all of the other commissioners.

Patricia Lane
1014 Tennessee St.
San Francisco CA 94107

Vimr, Jonathan (CPC)

From: Shireen Irvine Perry <sirvineperry@att.net>
Sent: Friday, July 27, 2018 3:03 PM
To: CTYPLN - HPC Commission Secretary
Cc: Vimr, Jonathan (CPC); Connie & Paul Zingaro
Subject: Re: Case No:2018-000537COA-02 & Building Permit: 2017.1221.7203; 1001 Tennessee Street

Dear Commission Secretary,

Please pass along to the current commissioners the following:

Re: Case No: 2018-000537COA-02 &

Building Permit: 2017.1221.7203

1001 Tennessee Street

I own and live at 1010 Tennessee Street across the street from 1001 Tennessee Street.

I would like to see the exterior side surfaces of 1001 Tennessee Street be consistent with the front façade of the structure by using the same materials. I believe the current smooth front façade surface is a Hardy board not a metal corrugated. Since the building is not a contributing property to the Historic District, the same front façade materials should be consistently used for the whole building. This will contribute to a more aesthetic appearance to the building, which others and I look at regularly. Corrugated metal is not an appropriate treatment for the neighborhood across from my historic home, a Historic Pelton Cottage and a contributing property to the Dogpatch Historic Neighborhood.

Thank you for considering this option.

Shireen Irvine Perry

1010 Tennessee Street

Received at HPC Hearing 8/1/18
J. Vimr

Vimr, Jonathan (CPC)

From: Linda James <lindajames51@icloud.com>
Sent: Monday, July 30, 2018 10:09 AM
To: CTYPLN - HPC Commission Secretary
Cc: Vimr, Jonathan (CPC); Surma Mauro; Connie & Paul Zingaro
Subject: Re Case #2018-000537COA-02/Bldg Permit: 2017.1221.7203

Reference Case # 2018-000537COA-02
Bldg Permit: 2017.1221.7203

Request for use of present "facade" treatment

Please accept this letter as a request to *reconsider* the proposed appropriate materials to replace the dry rot siding of 1001 Tennessee Street (home and business). The recommended use of corrugated metal would be strikingly ugly and surely not fit into a (though mixed use) neighborhood that has become predominately residential by a very wide measure.

Instead, please do give serious consideration to allow the re-use of the present facade material -- hardie board panel - a product both complimentary to the new surrounding developments and well as more pleasing to the eye. A wood-siding version could be a fine-enough alternative.

As a long-time homeowner of a contributing property in this historic district, I would appreciate your serious and thoughtful decision on this matter -- especially to a neighborhood who is getting hit hard by so many architectural changes we have had no control over.

Regards,
Linda James
1036 Tennessee St.
94107

Historic Preservation Commission
Re: Case 2018-00053COA-02
Building Permit:2017.1221.7203
Commissioners:

1001 Tennessee Street is not a contributing property to the Historic District.

The property is now a 3 story Live Work with Commercial on the first floor and Residential on the second and third floor. A portion of the residential space is used as a part time Art Gallery. It is adjacent to a contributing Eastlake Victorian property located at 997-999 Tennessee Street to the north and is directly across from a row of contributing Pelton cottages across the street. **(photo 1)**

Corrugated Metal Cladding is not a recommended use.

Under Article 10, SEC. 7 of the design review: For industrial/commercial properties:

“1. Materials. The traditional cladding materials of industrial/commercial structures found in the district are brick, reinforced concrete, cinder block, and stucco; they are encouraged over other cladding materials.”

There are already three corrugated metal buildings on Tennessee Street. **900 Tennessee Street, constructed in 1929 is the only corrugated metal clad contributing property in the Dogpatch Historic District.** There are two other noncontributing properties located at 1025 Tennessee Street and 1069 Tennessee Street.

Corrugated Metal buildings of significance in the area are primarily located in Pier 70. In the historic district itself the **only** corrugated metal clad contributing property, 900 Tennessee follows their design. These are peaked roof structures with fenestration on the lower vertical elevations. **(photos 2&3)**

The proposed corrugated product has no historic reference as its design; according to the Planning Department is a different design from the traditional corrugated metal cladding and dates from the 1990's.

1001 Tennessee built in 1949, follows the design of the majority of commercial/warehouse buildings in the district. It is a featureless, flat roofed

rectangular building with full lot coverage. In 1997, a third story, a 400+ sq. ft. addition to the upstairs living space was added at the front of the property at the time of remodeling. It was approved and constructed prior to the establishment of the Dogpatch Historic District. Its design, and especially its exposed southern wall is more in keeping with the architecture of the unadorned utilitarian warehouses in the district that are clad with the preferred treatments of cement, stucco and masonry.

970 Tennessee, located directly across from the project, is a contributing property. Built in 1940, It has full lot coverage, masonry /stucco finishes and is typical of the style in the district. **(photo 4)**

A Corrugated Metal Streetscape is the unintended consequence of allowing the use of this nonpreferred cladding treatment.

Corrugated metal is a cheaper building alternative to wood siding and other treatments, we are already seeing newer projects using this material as a more economic siding alternative. This will be the second noncontributing project within the last 8 years to use this material should it go through.

The corrugated streetscape within 100 feet of the property is the following:

1025 Tennessee is an existing **noncontributing** corrugated metal clad building.

1011 Tennessee Street, adjacent to 1025 and directly to the north, built in 2011 is a three unit condominium building which used corrugated metal cladding for the first 8 feet of vertical street and north elevations.

Between these buildings and the subject property there is a rear parking lot for Metro Electric that is located at 2400 3rd Street. What is visible of the building on Tennessee Street is a masonry building with a stucco finish.

To certify this treatment as appropriate would have the cumulative effect of having corrugated cladding redefine the historic aesthetic in the heart of Dogpatch.

1001, 1011, and 1025 are directly across from the row of small Pelton cottages that are at the heart of establishment of this historic district.

And adjacent to the north of 1001 and is the contributing Eastlake Victorian located at 997-999 Tennessee Street.

(photos 5,6,7)

1001 Tennessee Street is a noncontributing property and should be offered alternatives.

Other noncontributing new developments like 950 Tennessee Street have been approved to use nontraditional wood engineered products like Trespa and have not been limited to the use of rustic wood siding or corrugated metal cladding. Adjacent to the district at 815 Tennessee Street, directly across from the large brick contributing property at 800 Tennessee utilized two wood siding type products: Prodema ProdEX and Hardie Panel (Tongue and Groove) siding on the elevation fronting on Tennessee Street.

Prodema Prod X and Trespa are not suitable for a southern wall with full sun exposure. I offer them only as examples of use of nontraditional materials on other projects in and adjacent to the district.

A more suitable and durable surface for a full southern exposure wall could be a compromise use of a cementitious product that already exists on the front of the property and has more of the tone of stucco or reinforced concrete (preferred treatments) used on contributing properties in the district.

The same cementitious product comes in a wood siding format, and is the cladding used for the north wall, above the initial 8 feet of corrugated metal at 1011 Tennessee Street.

Traditional treatments, such as rustic wood siding and stucco are impractical for this project.

This project also shares the block with two contributing municipal historic properties:

Located at 909 Tennessee is brick clad Firehouse built in 1926.

Across the street and within approximately 150 feet is Scott School, on the national registry of historic buildings, which is located at 1060 Tennessee Street and is the oldest surviving public schoolhouse in San Francisco. It is a large wood frame building with rustic wood siding.

My husband and I own a contributing property at 997-999 Tennessee Street. The north side of 1001 Tennessee street is the property line for our driveway. We have windows facing the north wall of 1001 Tennessee St. According to pre-WWII maps of San Francisco, our windows front to the south because there was a small alley way called "Kentucky Place" which ran from what is now 3rd Street to Minnesota Street. We do not want this unrecommended cladding to be used on the south side of the building to set a precedent for its use on our property line, in the event the owner needs to replace the existing siding in the future.

(photos 8&9)

My hope is that the Historic Preservation Commission will allow the use of an alternate cementitious product and deny the use of corrugated metal cladding. It is not a preferred material and is not appropriate and compatible with the architecture of the very historic heart of Dogpatch.

Thank you for your consideration

Constance Channon and Paul Zingaro

999 Tennessee Street Apt A

San Francisco, CA 94107

Owners- Contributing Property: 997-999 Tennessee Street

Please review PHOTOS 1- 9 on the following pages

(1) South wall 1001 Tennessee Street.



(2)

(3)



900 Tennessee Street is the **only** corrugated clad contributing property in the Dogpatch Historic District. Characteristic of the era, it is a peaked roof building with fenestrations on the vertical elevations. It is a live/work with a peaked roof of approximately 30 feet at the peak. The units have mezzanines. The two other noncontributing corrugated buildings on Tennessee are high ceiling one story buildings.

(4)

970 Tennessee Street. A contributing property directly across from the project



(5)



1011 Tennessee Street Façade

First 8 feet of elevation is traditional corrugated metal cladding

(6)



1011 Tennessee Street North Wall.



(7)
Metropolitan's rear parking lot) between 1001 and 1011 Tennessee Street. This property fronts on 3rd street. This is the street view of the building from Tennessee Street, adjacent to the project is a typical commercial masonry building in the district.

(8)



997-999 Tennessee Street with adjacent buildings that were built or modified prior to the enactment of the Dogpatch Historic District.

(9)



997-999 Tennessee Street
South elevation and driveway.
1001 Tennessee, north
elevation

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: SUMMARY (IN 2017 DOLLARS)

BENEFIT	TOTAL REVENUES	CATEGORY ALLOCATION (%)
Affordable Housing	\$940,000,000	44%
38% of new/rehabilitated housing is Below-Market Rate (BMR) (35% low/moderate income and 3% middle income)	\$940,000,000	44%
Transit	\$500,000,000	23%
Local transit improvements to enhance convenience and safety	\$340,000,000	16%
Regional transit capacity enhancement and expansion	\$160,000,000	7%
Parks & Recreation	\$185,000,000	9%
Gene Friend Recreation Center Reconstruction/Expansion	\$25,000,000	1%
Victoria Manalo Draves Park Programming	\$5,000,000	0%
New 1-acre park in Southwest portion of Plan Area	\$35,000,000	2%
New public recreation center*	\$10,000,000	0%
Park and greenery maintenance and activation	\$15,000,000	1%
New large (2+ acre) SoMa park (initial site identification)*	\$5,000,000	0%
New Bluxome linear park*	\$5,000,000	0%
New under-freeway public recreation area	\$5,000,000	0%
Privately-Owned Public Open Spaces (POPOS)	\$80,000,000	4%
(Alternative project: 7th & Mission Park)	(\$20,000,000)	(1%)
Production, Distribution, & Repair	\$180,000,000	8%
Preservation and creation of PDR space to ensure no net loss due to the Plan	\$180,000,000	8%
Complete Streets	\$110,000,000	5%
Redesign of all major streets in the Plan Area to be safe and comfortable for people walking, biking, and on transit.	\$110,000,000	5%
Cultural Preservation & Community Services	\$11409,000,000	5%
Restoration of the US Mint Building	\$1520 ,000,000	1%
Preservation and maintenance of historic buildings	\$20,000,000	1%
New community facilities (e.g. health care clinics and job training centers)	\$20,000,000	1%
Social and cultural programming	\$25,000,000	1%
Capital for cultural amenities (e.g. Yerba Buena Gardens)	\$15,000,000	1%
<u>PDR Relocation Assistance Fund</u>	<u>\$10,000,000</u>	<u>0%</u>
Neighborhood cleaning	\$9,000,000	0%
Environmental Sustainability & Resilience	\$6570,000,000	3%
Enhanced stormwater management in complete street projects	\$2832 ,000,000	1%
Freeway corridor air quality and greening improvements	\$22,000,000	1%
Living Roofs enhanced requirements	\$6,000,000	0%
Other energy and water efficiency projects	\$910 ,000,000	0%
Schools & Childcare	\$64,000,000	3%
New childcare centers	\$26,000,000	1%
Capital investments in schools serving K-12 population	\$32,000,000	1%
Bessie Carmichael supplemental services	\$6,000,000	0%
TOTAL	\$2,160,000,000	100%

*If funds for these Parks & Recreation projects are provided by other sources (such as contributions from new development) or if revenues exceed the projected amounts, funding could be allocated to the "Alternative" project listed here.

NOTE: Over the course of plan build-out (roughly 25 years), the City expects to allocate funds among the public benefit categories in the amounts listed (or proportionally according to the category allocation percentages listed, should the final amount of revenues differ from what is shown here). However, the sequence of fund disbursement will be determined based on a variety of factors, including project readiness, community priorities, completion of any additional required environmental review, and other funding opportunities. The list of specific projects is subject to change and is not legally binding.

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: DETAILED FUNDING SOURCES & USES (IN 2017 DOLLARS)

PUBLIC BENEFIT	DIRECT PROVISION BY NEW DEVELOPMENT	CENTRAL SOMA COMMUNITY FACILITIES DISTRICT (CFD)	EASTERN NEIGHBORHOODS INFRASTRUCTURE FEE (\$423)	TRANSPORTATION SUSTAINABILITY FEE (\$411A)	JOBS-HOUSING LINKAGE FEE (\$413)	AFFORDABLE HOUSING FEE (\$415)	CENTRAL SOMA INFRASTRUCTURE FEE (\$428.2)	SCHOOL IMPACT FEE (CA ED. CODE §17620)	CHILD CARE FEE (\$414 AND 414(A))	CENTRAL SOMA COMMUNITY FACILITIES FEE (\$428.1)	TOTAL (BY CATEGORY)	% SHARE
AFFORDABLE HOUSING	\$550,000,000				\$210,000,000	\$1,800,000,000					\$940,000,000	44%
TRANSIT		\$160,000,000	\$50,000,000	\$210,000,000			\$40,000,000				\$500,000,000	23%
PARKS & RECREATION	\$80,000,000	\$45,000,000	\$50,000,000								\$185,000,000	9%
PRODUCTION, DISTRIBUTION, & REPAIR (PDR)	\$180,000,000										\$180,000,000	8%
COMPLETE STREETS		\$10,000,000	\$80,000,000	\$10,000,000							\$110,000,000	5%
CULTURAL PRESERVATION & COMMUNITY SERVICES	\$20,000,000	\$749,000,000								\$20,000,000	\$1,499,000,000	5%
ENVIRONMENTAL SUSTAINABILITY	\$6,000,000	\$9,000,000									\$6,570,000,000	3%
SCHOOLS & CHILDCARE		\$6,000,000						\$26,000,000	\$32,000,000	\$32,000,000	\$64,000,000	3%
TOTAL (BY SOURCE)	\$836,000,000	\$354,000,000	\$240,000,000	\$220,000,000	\$210,000,000	\$180,000,000	\$40,000,000	\$26,000,000	\$32,000,000	\$20,000,000	\$2,160,000,000	100%