

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, November 7, 2018
12:00 p.m.
Architectural Review Committee
Meeting

COMMISSIONERS PRESENT: Hyland, Johnck, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:02 PM

STAFF IN ATTENDANCE: Monica Giacomucci, 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. COMMITTEE MATTERS

1. Committee 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.

B. REGULAR

2. [2018-008528COA](#) (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – south side of 20th Street between Guerrero and Dolores streets, Assessor's Blocks/Lots 3607/070 (District 8). **Review and Comment** before the Architectural Review Committee on the proposed addition of a 745 square-foot, one-story garage and deck within the front setback area of a two-family, two-story dwelling. The subject property is a contributing resource within the Liberty-Hill Landmark District. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Monica Giacomucci – Staff report
+ Andy Rogers – Project presentation
+ Jodie Feldman – Project presentation
ACTION: Reviewed and Commented

ARC COMMENTS

Overall, the ARC found the Alternative Proposal, which minimized the scale of the garage to mimic the existing terraced planter at the front property line, to be in greater conformance with its guidelines. The property sponsor stated that the Alternative Proposal was a workable solution to meet the goals of the project. Commissioner Hyland asked that the existing concrete entry stair either be salvaged or reconstructed to maintain the property's existing spatial relationships. The project sponsor confirmed that the stair would be retained or rebuilt under the Alternative Proposal. Commissioner Pearlman expressed that the proposed horizontally-oriented railing above the garage appears too modern, and recommended a railing design with vertical balusters be substituted. Commissioners Hyland and Johnck supported this assertion.

ADJOURNMENT – 12:20 PM
ADOPTED DECEMBER 19, 2018