

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

INSTRUCTIONS: This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City and County of San Francisco

Report Prepared by: *Timothy Frye*

Date of commission/board review: *March 15, 2017*

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

Type here.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code. Type here.

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2014 – September 30, 2015, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
171 San Marcos Avenue	10/07/2015	Type here.	05/10/2016
90-92 Second Street	11/04/2015	Type here.	06/17/2016
34-45 Onondaga Avenue	03/16/2016	Type here.	01/18/2017
1345 Ocean Avenue	06/01/2016	Type here.	01/18/2017
140 Maiden Lane	11/22/2016	Type here.	01/18/2017

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No
☐ Yes, in a separate historic preservation element. ☒ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan.

General Plan Priority Policies: http://www.sf-planning.org/ftp/General_Plan/index.htm

Urban Design Element: http://www.sf-planning.org/ftp/General_Plan/I5_Urban_Design.htm

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? ☐ Yes ☐ No If you have, provide an electronic link. Type here.
1. When will your next General Plan update occur? *The HPC provided review and comment on the Draft Preservation Element (now renamed the Heritage Conservation Element) during the summer of 2014 on June 16, July 16, and August 20, 2014. Department staff also provided the Planning Commission an informational presentation on our work to date at its June 18, 2014 hearing. The initial community outreach open house was held at the Old Mint on September 10, 2014. The Department also created a website for the public interested in participating in events related to the drafting and adoption of the element - <http://www.sf-planning.org/index.aspx?page=3825> The Planning Department is preparing an initial study to fulfill obligations under CEQA. Following the completion of CEQA review the document will be presented to the Historic Preservation Commission and the Planning Commission for recommendation prior to final adoption by the Board of Supervisors. Update: This work was postponed due staff reallocation towards the development of the SoMa Pilipinas Cultrral Heitage Strategy. Work to begin again on the Preservation Element in March 2017.*

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

- ☐ All projects subject to design review go the commission.
- ☒ Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? *Authorized by Sections 1006.2 and 1111.1 of the Planning Code, the Historic Preservation Commission identified scopes of work to Article 10 City Landmarks or Significant and Contributory Buildings within the C-3 zoning district, or any building located within Conservation District, deemed minor and eligible for Planning Department Preservation staff review through an Administrative Certificate of Appropriateness or a Minor Permit to Alter.*

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? *The Planning Department acts as the lead agency for the City and County of San Francisco in preparation of CEQA documents. Planning Department Preservation staff consults with the Environmental Review Officer in the evaluation of properties to determine eligibility as historical resources for the purposes of CEQA and the identification of any potential impacts. Working in consultation with the Environmental Planning Division of the Department, Preservation staff prepares and reviews CEQA documents and brings them through the public review and certification process. During the reporting period of October 1, 2015 through September 30, 2016, the Planning Department Preservation staff received 329 referrals for historic review associated with environmental evaluation applications. Of those referrals, 238 required completion of a historic resource evaluation determination by Planning Department Preservation staff.*

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

- What is the role of the staff and commission in reviewing CEQA documents for projects that are proposed within the jurisdiction of the local government? *The Historic Preservation Commission provides review and comment on CEQA documents where potential significant impacts to historical resources have been identified. Its comments are forwarded to the Environmental Review Officer and to the Planning Commission for consideration during the public review and certification process. During the reporting period of October 1, 2015 through September 30, 2016, the Historic Preservation Commission reviewed & commented on 2 Draft Environmental Impact Reports (DEIRs). Planning Department Preservation staff prepared 238 Historic Resource Evaluation Responses (HRER) and Preservation Team Review (PTR) forms, which involved determining eligibility of properties as historic resources under CEQA, and analyzing potential impacts of proposed projects to properties that were determined to be historic resources under CEQA.*

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in providing input to Section 106 documents prepared for or by; the local government? *On January 19, 2007 a Programmatic Agreement was executed among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation (Advisory Council) regarding properties affected by the City's use of funds subject to Part 58 of Title 24 of the Code of Federal Regulations. The Programmatic Agreement contains stipulations that ensure the City's responsibilities under Section 106 of the National Historic Preservation Act are carried out in accordance with the appropriate regulations for all undertakings that may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places. The Mayor's Office of Housing administers Part 58 activities in the City and County of San Francisco.*
- What is the role of the staff and commission in reviewing Section 106 documents for projects that are proposed within the jurisdiction of the local government? *The determination of eligibility is made by the Planning Department based upon information provided by the Certifying Officer. The Planning Department documents its review of the undertaking on Form B, Section 106 Review Form. If the State Office of Historic Preservation has not made a previous determination of eligibility for the resource, the Planning Department proceeds to do so. Additionally, Form B documents the effect of the Undertaking on the resource, regardless of the resource's eligibility for inclusion in the National Register. The effect is classified as not adverse, not adverse with mitigations, or adverse. Depending upon the Planning Department's assessment of the effect of the Undertaking, MOH implements, modifies, or abandons the Undertaking. The Mayor's Office of Housing maintains requests for Determinations of Eligibility and Section 106 Review Forms on site. During the reporting period the Planning Preservation staff reviewed 3 Section 106 referrals. For those projects that may have an impact on historic or cultural resources, the Historic Preservation Commission has the authority to review and comment upon any agreement proposed under the National Historic Preservation Act where the City is a signatory prior to any approval of action on such agreement. During the reporting period of October 1, 2015 through September 30, 2016, the Historic Preservation Commission received and commented on 2 Section 106 project.*

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Aaron Jon Hyland	Historical Architect	02/26/2013	12/31/2016	aaron.hyland.hcp@gmail.com
Andrew Wolfram	Historical Architect	03/03/2015	12/31/2018	andrew@tefarch.com
Jonathan Pearlman	Architectural Historian	03/12/2013	12/31/2016	jonathan.pearlman.hpc@gmail.com
Richard Johns	Historian	03/03/2015	12/31/2018	resjohns@yahoo.com
Ellen Jonck	Preservation Professional	03/12/2013	12/31/2016	ellen.hpc@ellenjohnckconsulting.com
Karl Hasz	General Contractor	03/03/2015	12/31/2018	karl@haszinc.com
Diane M. Matsuda	At Large	02/26/2013	12/31/2016	diane@johnburtonfoundation.org

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. Type here.
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? Type here.

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☐ Yes ☐ No
2. If the position(s) is not currently filled, why is there a vacancy? Type here.

Name/Title	Discipline	Dept. Affiliation	Email Address
Boudreaux, Marcelle	Planner III, Current Planning	11/25/2013	marcelle.boudreaux@sfgov.org
Caltagirone, Shelley	Planner III, Current Planning	06/18/2007	shelley.caltagirone@sfgov.org
Cisneros, Stephanie	Planner I, Current Planning	06/15/2015	stephanie.cisneros@sfgov.org
Ferguson, Shannon	Planner III, Historic Resources Survey	01/12/2015	shannon.ferguson@sfgov.org
Frye, Tim	Planner, IV, Historic Preservation Officer	04/24/2006	tim.frye@sfgov.org
Gordon-Jonckheer, Elizabeth	Planner III, Current Planning	09/08/2015	elizabeth.gordon-jonckheer@sfgov.org
Greving, Justin	Planner III, Current Planning	12/08/2014	justin.greving@sfgov.org
Kirby, Alexandra	Planner II, Current Planning, Enforcement Planning	11/01/2013	alexandra.kirby@sfgov.org
Kwiatkowska, Natalia	Planner I, Current Planning	06/09/2014	natalia.kwiatkowska@sfgov.org

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

LaValley, Pilar	Planner III, Current Planning	11/13/2008	pilar.lavalley@sfgov.org
McMillen, Frances	Planner III, Current Planning	08/15/2016	frances.mcmillen@sfgov.org
Parks, Susan	Planner III, Historic Resources Survey	03/03/2012	susan.parks@sfgov.org
Smith, Desiree	Planner II, Historic Resources Survey	07/18/2016	desiree.smith@sfgov.org
Sucre, Rich	Planner III, Current Planning	12/13/2010	richard.sucre@sfgov.org
Tam, Tina	Planner IV, Senior Preservation Planner	03/01/2000	tina.tam@sfgov.org
Tuffy, Eiliesh	Planner III, Current Planning	10/06/2013	eiliesh.tuffy@sfgov.org
Vanderslice, Allison	Planner III, Current & Environmental Planning	12/03/2012	allison.vanderslice@sfgov.org
Vimr, Jonathan	Planner III, Current Planning	09/12/2016	jonathan.vimr@sfgov.org
Vu, Doug	Planner III, Current Planning	03/19/2012	doug.vu@sfgov.org
Ionin, Jonas	Commission Secretary	04/08/2002	jonas.ionin@sfgov.org
Silva, Christine	Commission Affairs Manager	07/23/2007	christine.i.silva@sfgov.org
Son, Chanbory	Commission Staff	09/14/2015	changbory.son@sfgov.org
Lewis, Victoria	Administrative Support	12/22/2014	victoria.lewis@sfgov.org
Monchez, Theresa	Administrative Support	09/19/2011	theresa.monchez@sfgov.org
Powell, Georgia	Administrative Support	03/05/1985	georgia.powell@sfgov.org
Skrondal, Elizabeth	Administrative Support	01/02/2007	elizabeth.skrondal@sfgov.org

Attach resumes and Statement of Qualifications forms for staff.

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

Commission Members	Oct/15		Nov/15		Dec/15		Jan/16		Feb/16		Mar/16		Apr/16		May/16		Jun/16		July/16		Aug/16		Sep/16	
	7	21	4	18	2	16	6	20	3	17	2	16	6	20	4	18	1	15	6	20	3	17	7	21
Hasz	X/X	X	X	X	X	A	X	X	X/X	X	A	X/X	X/X	X	X	X/X	X	X/X		A/X	A	X/X		A
Hyland	X/X	X/X	X/X	X/X	X/X	X	X	X	X/X	X/X	X	X/X	X/X	X	X	X/A	X	X/X		X/X	X	X/X		X/X
Matsuda	X	X	A	X/X	X/X	X	X	X	X	X/X	X	X	X	X	X	X	X	X	C	X	X	X	C	X
Wolfram	X/X	X/X	X/X	A	X/X	X	X	X	X	X	X/X	X	X	X	X	X	X	A		X	X	X		X/X
Johns	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	A	X
Pearlman	A	X/X	X/X	X	X/X	X	X	A	X/X	X	X/X	X/X	X/X	X	X	X/X	X	X/X		X/X	X	X/X		X/X
Ellen Johnck	X	A	X	X	X	X	X	X	A	X	X	A	X	X	X	X	X	X	N	X	X	X	N	X

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Administrators																								
Rahaim	X		X		X		X	X	X		X		X		X		X	X	C		X		C	
Joslin				X		X		X		X		X		X		X				X/X				X/X
Ionin	X/X	X/X	X/X	X/X	X/X	X	X	X		X/X	X/X	X/X	X/X	X	X	X/X	X	X/X	E		X	X/X	E	X/X
Lamorena									X/X											X/X				
Staff																			L				L	
Boudreaux				X									X/X									X		
Caltagirone		X		X/X	X	X		X		X				X	X	X/X			E				E	
Cisneros																				X	X			
Ferguson	X	X	X							X	X	X	X		X		X	X	D				D	
Frye	X/X	X/X	X/X	X/X	X/X	X	X	X	X/X	X/X	X/X	X/X	X/X	X	X	X/X	X	X/X		X/X	X	X/X		X/X
Greving					X			X					X											
Hilyard			X																					
LaValley		X			X	X						X				X								
Parks		X		X				X				X			X							X		X
Smith																								X
Sucre	X	X		X					X		X	X	X/X	X				X		X				X
Tam						X																		
Tuffy							X	X												X		X		X
Yegazu	X	X																						

Legends: X/X = ARC/HPC Present X = HPC Present A = Absent X/X = CHAC/HPC Present

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner /Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Hasz, Karl	N/A	N/A	N/A	N/A
Hyland, Aaron	N/A	N/A	N/A	N/A
Matsuda, Diane	N/A	N/A	N/A	N/A

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Wolfram, Andrew	Our Drowning Heritage: History or High Water?	1.5 Hours	California Preservation Foundation	06/10/2016
	Safeguarding Intangible Cultural Heritage: San Francisco's Legacy Business Registry	1.5 Hours	California Preservation Foundation	06/10/2016
	Evaluating & Assessing Integrity of Modern Resources	1.5 Hours	California Preservation Foundation	06/10/2016
	Old Buildings, New Ideas for Adaptive Reuse	1.25 Hours	Urban Land Institute	10/08/2015
	New Life from Old Bones: Case Studies of Transformative Projects	1.25 Hours	Urban Land Institute	10/08/2015
	Don't Get Sandbagged: Measuring Resilience and Mitigating Risks	1.25 Hours	Urban Land Institute	10/08/2015
	Net Zero Energy and High Performance Building	1 Hour	US Green Building Council	10/15/2015
Johnck, Ellen	Working with Nature (WwN) Work Group meeting including field heritage architectural and environmental site visits in Brussels, Belgium and the Netherlands	3 Days	Permanent International Association of Navigational Congresses (PIANC)	01/31/2016-02/02/2016
Johns, Richard	N/A	N/A	N/A	N/A
Pearlman, Jonathan	Central Market Tour	3 Hours	California Preservation Foundation	04/18/2016
Boudreaux, Marcelle	Putting in the Context: Purpose, Importance, Process of Historic Contexts (Webinar)	1.5 Hours	California Preservation Foundation	11/12/2015
	California Historic Building Code + ADA Training (Webinar)	1.5 Hours	California Preservation Foundation	03/30/2016
Caltagirone, Shelley	N/A	N/A	N/A	N/A
Cisneros, Stephanie	Putting it in Context: Purpose, Importance, Process of Historic Contexts	1.5 Hours	California Preservation Foundation	11/12/2015
	2016 Annual California Preservation Foundation Conference	3 Days	California Preservation Foundation	04/18/2016 – 04/20/2016
Ferguson, Shannon	Modern Resources Webinar	1.5 Hours	California Preservation Foundation	10/28/2015
	Historic Context Statements Webinar	1.5 Hours	California Preservation Foundation	11/12/2015
	Presentation Skills Training	1 Day	Planning Department	11/17/2015
	California Historic Building Code Webinar	1.5 Hours	California Preservation Foundation	02/17/2016
	California Preservation Foundation Annual Conference	2 Days	California Preservation Foundation	04/19/2016 – 04/20/2016
	Mills Act Webinar	2 Hours	California Preservation Foundation	07/06/2016
	Facilitation Skills Workshop	1.5 Days	Department of Human Resources	09/23/2016 & 09/30/2016
Frye, Tim	CPF Conference (San Francisco)	3 Days	California Preservation Foundation	04/17/2016 – 04/20/2016
Gordon-Jonckheer, Elizabeth	N/A	N/A	N/A	N/A
Greving, Justin	A Focus on Modernism: Design Regulations and Review (Webinar)	6 Hours	California Preservation Foundation	09/07/2016

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Kirby, Alexandra	CPF Conference (San Francisco)	12 Hours	California Preservation Foundation	04/17/2016 – 04/20/2016
	DOCOMOMO Conference (Detroit)	12 Hours	DOCOMOMO-US	06/09/2016 – 06/12/2016
	Implementing Mills Act	1 Hour	California Preservation Foundation	07/06/2016
	Structural Intervention: SHBC (Webinar)	4 Hours	California Preservation Foundation	07/21/16
Kwiatkowska, Natalia	N/A	N/A	N/A	N/A
Lavalley, Pilar	California Preservation Foundation Annual Conference	3 Days	California Preservation Foundation	04/18/2016 – 04/20/2016
McMillen, Frances	A Focus on Modernism: Design Regulations & Review (Webinar)	6 Hours	California Preservation Foundation	09/07/2016
	CEQA and Historic Resources: A Legal Introduction (Webinar)	3 Hours	California Preservation Foundation	09/09/2016
Parks, Susan	A Focus on Modernism: Design Review and Regulation	5 Hours	California Preservation Foundation	09/07/2016
Sucre, Rich	California Preservation Foundation Annual Conference	3 Days	California Preservation Foundation	04/19/2016 – 04/22/2016
Tam, Tina	Presentation Skills Training	1 Day	Planning Department	11/17/2015
	Future City Forum Conference	4 Days	International / Japan	08/27/2016 – 08/30/2016
Tuffy, Eiliesh	Ongoing Planning Information Counter training on the SF Planning Code	1-2 Hours/Month	Senior Planning Department Staff	Oct., 2015 – Sep., 2016
	Tiki, Google, Brutalism architecture	1 Hour	California Preservation Foundation	October, 2015
	Historic Building Code & Seismic Upgrades	1 Hour	California Preservation Foundation	February, 2016
	Accessibility and Historic Buildings	1 Hour	California Preservation Foundation	March, 2016
	Curtainwall Design	1 Hour	Licensed Architect / Engineer	June, 2016
	CEQA Historic Resource Review	1 Hour	California Preservation Foundation	September, 2016
Vanderslice, Allison	CalAPA Conference	1 Day	CalAPA	10/05/15
	California Preservation Foundation Webinar: Three Modern Resources: Tiki, Google and Brutalism	1.5 Hours	California Preservation Foundation	10/28/15
	California Preservation Foundation Conference	3 Days	California Preservation Foundation	04/17/2016 – 04/20/2016
	California Preservation Foundation Webinar: Mills Act	1.5 Hours	California Preservation Foundation	07/06/16
Vimr, Jonathan	Historic Bridge Training	2 Days	NPI, Minnesota DOT	April, 2016
	Section 106: Agreement Documents	3 Days	National Preservation Institute	May, 2016
Vu, Doug	N/A	N/A	N/A	N/A

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year

NOTE: California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
<i>LGBTQ Historic Context Statement for San Francisco</i>	Adopted Historic Context Statement focused on LGBTQ history, significant people, and places in SF.	Used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and the interpretation and recognition of special use and cultural heritage districts across the city.	Nov. 2015
<i>Central SoMa Historic Context Statement</i>	Adopted Historic Context Statement and Historic Resources Survey.	Used to identify historic resources under CEQA, individual landmark worthy properties, and the expansion/creation of new landmark districts.	March 2016
<i>Residence Parks Historic Context Statement</i>	In progress Historic Context Statement on the history of residence parks in the city, and a in depth look at the development patterns of 8 parks across the city.	In its Draft Form, the information is being used for the identification of potential historic resources under CEQA.	n/a
<i>New Deal Era Historic Context Statement</i>	In progress historic context statement focusing on New Deal Era and WPA projects across the city.	In its Draft Form, the information is being used for the identification of potential historic resources under CEQA and for the landmark designations for three New Deal era schools in SF.	n/a
<i>Eureka Valley Historic Context Statement</i>	In progress historic context statement focusing on the Eureka Valley neighborhood of San Francisco, dominated by Victorian and Edwardian era residences.	In its Draft Form, the information is being used for the identification of potential historic resources under CEQA and to inform the upcoming citywide historic context statement and survey.	n/a
<i>African American Citywide Historic Context Statement</i>	In progress historic context statement focusing on the Eureka Valley neighborhood of San Francisco, dominated by Victorian- and Edwardian- era residences.	Used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and the potential interpretation and education outreach across the city.	n/a

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

Context Name	Description	How it is Being Used	Date Submitted to OHP
<i>Latino Historic Context Statement</i>	In progress historic context statement focusing on the Eureka Valley neighborhood of San Francisco, dominated by Victorian- and Edwardian- era residences.	Used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and the interpretation and recognition of special use and cultural heritage districts across the city.	n/a
<i>Corbett Heights Historic Context Statement</i>	In progress historic context statement focusing on the Corbett Heights neighborhood of San Francisco, dominated by Victorian- and Edwardian- era residences.	In its Draft Form, the information is being used for the identification of potential historic resources under CEQA and to inform the upcoming citywide historic context statement and survey.	n/a

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
Central Soma Historic Resources Survey	Yes	Reconnaissance		63	Feb 2016	March 2016
Ocean Avenue Historic Resources Survey	Yes	Reconnaissance	Type here.	Type here.	In progress	n/a
Mission Dolores Historic Resources Survey	Yes	Reconnaissance		535	In progress	n/a

How are you using the survey data? [The survey data from both surveys will be used in the identification, evaluation, and designation of historic properties within the survey areas.](#)

C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From _ To _	Reas Surveyed under on	Date of Change
	Type here.	Type here.		Type here.

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Mills Act Historic Property Tax Workshop	Workshop	03/01/2016
San Francisco History Days	Outreach/Presentation	03/05-06/2016
AIA Mills Act Workshop	Workshop	03/24/2016
Storefronts Historic Resource Survey	Community Meeting (4 events)	March-April, 2016
Preserving a Non-Traditional Cultural Resource: The Great Cloud of Whitesses	Presentation	April, 2016
Sunset Residential Tracts Historic Resource Survey: Community Outreach Strategies & Tour	Presentation	April, 2016
Mills Act Workshop	Workshop	04/07/2016
Rousseau Blvd. Tract Walking Tour	Presentation – Walking Tour	08/31/2016
Rousseau Blvd. Tract Walking Tour	Presentation – Walking Tour	09/24/2016

V. National Park Service Baseline Questionnaire for new CLGs (certified after September 30, 2015).

- NOTE: OHP will forward this information to the NPS on your behalf. Guidance for completing the Baseline Questionnaire is located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

1. What is the net cumulative number of historic properties in your inventory as of September 30, 2015? This is the total number of historic properties and contributors to districts (or your best estimate of the number) in your inventory from **all** programs, local, state, and Federal. Type here.

Program Area	Number of Properties
Type here.	Type here.

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. As of September 30, 2015, did your local government have a local register program to create local landmarks/local historic districts (or a similar list of designations created by local law? ☐ Yes ☐ No
2. If the answer is yes, what is the net cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) locally registered/designated as of September 30, 2015? Type here.

C. Local Tax Incentives Program

1. As of September 30, 2015, did your local government have a local historic preservation tax incentives program (e.g. Mills Act)? ☐ Yes ☐ No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties whose owners have taken advantage of those incentives as of September 30, 2015? Type here.

D. Local “Bricks and Mortar” Grants/Loans Program

1. As of September 30, 2015, did your local government have a locally-funded, historic preservation grants/loan program for rehabilitating/restoring historic properties? Type here.
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties assisted by these grants or loans as of September 30, 2015? Type here.

E. Local Design Review/Regulatory Program

1. As of September 30, 2015, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to or impacts on properties with a historic district? ☐ Yes ☐ No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30, 2015? Type here.

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

F. Local Property Acquisition Program

1. As of September 30, 2015, did your local government by purchase, donation, condemnation, or other means help to acquire or acquire itself some degree of title (e.g., fee simple interest or an easement) in historic properties?
☐ Yes ☐ No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties with a property interest acquisition assisted or carried out by your local government as of September 30, 2015? Type here.

VI. Additional Information for National Park Service Annual Products Report for CLGs

NOTE: OHP will forward this information to NPS on your behalf. **Please read** “Guidance for completing the Annual Products Report for CLGs” located http://www.nps.gov/clg/2015CLG_GPRA/FY2014_AnnualReportGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2015-September 30, 2016) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Landmark Designations	5
Historic Resources Survey (Central SoMa)	35

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2015-September 30, 2016) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

2. If the answer is yes, then how many properties have been added to your register or designated since October 1, 2015? **5**

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2015-September 30, 2016) did you have a Local Tax Incentives Program, such as the Mills Act? ☒ Yes ☐ No
2. If the answer is yes, how many properties have been added to this program **since** October 1, 2015?

Name of Program	Number of Properties Added During 2015-2016	Total Number of Properties Benefiting From Program
Mills Act	3	25

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2015-September 30, 2016) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐ Yes ☐ No
2. If the answer is yes, then how many properties have been assisted under the program(s) **after** October 1, 2015?
Type here.

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2015-September 30, 2016) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

2. If the answer is yes then, since October 1, 2015, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)? **The number of Article 10 and 11 permits reviewed during the reporting period is 72 Certificates of Appropriateness (both Administrative and Regular) and 76 Permits to Alter (both Major and Minor).**

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2015-September 30, 2016) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☐ No
2. If the answer is yes, then how many properties have been assisted under the program(s) **since** October 1, 2015?
Type here.

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are the most critical preservation planning issues? **One of the most widely-discussed issues in San Francisco is the preservation of social and cultural heritage assets, including intangible assets and the creation of Cultural Heritage Districts. The Historic Preservation Commission conveyed a special committee to address the topic. Meeting almost monthly the Cultural Heritage Assets Committee (CHAC) has invited city agencies, preservation-minded organizations to begin a dialog around the recognition and protection of Cultural Heritage Assets. Speakers invited included, SFTravel, The San Francisco Public Library, the Arts Commission, SF Architectural Heritage, The Mayor's Office Invest in Neighborhoods Program, and the Japantown Taskforce. Hearings will continue outside of the reporting period. The CHAC anticipates providing the full HPC and the Planning Department recommendations for including Cultural Heritage Assets into the Department's overall Preservation Program and broader collaboration with various stakeholders. San Francisco continues to experience a high level of permit and entitlement activity, and associated CEQA review. Currently, Planning Department policy allows for priority processing of permits and entitlements for designated properties; however, with the high level of permit and entitlement activity, there is still considerable processing time. As a result the Planning Department has increased Preservation staff through temporary and permanent positions. We continue to monitor our performance and response to this increased activity, especially our response time for CEQA determinations.**

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **Our work related to the Lgacy Business Program and the development of tools to help community promote and preserve social and cultural heritage resources.**
- C. What recognition are you providing for successful preservation projects or programs? **The City currently does not have a recognition program.**
- D. How did you meet or not meet the goals identified in your annual report for last year? **A number of the goals cited last year are still in progress due to several unanticipated over the last reporting period. Specifically, preservation staff provided technical assistance to the SoMa Pilipinas for the development of a Cultural Heritage Strategy. A progress report on the strategy was developed beginning in April of 2016 and presented to the Historic Preservation Commission, Planning Commission, and Board of Supervisors in the fall of 2016. This effort required the Department's work on the Cultural Heritage Element of the General Plan to be postponed until Spring 2017. The Department also continues to work towards completing the Historic Preservation Design Guidelines Public Outreach in 2017. The Department has hired a Survey Coordinator to initiate the first phase of the Citywide Cultural Resources Survey. Through the development of Phase I the Department identified a need to hire a data specialist to create a uniform database for all existing legacy survey data in the Department. The community and the Department began collecting survey data in 1968, so there is a considerable amount of information that needs to be modernized to work effectively with the ARCHES program. This work, to be completed by Summer of 2017 has extended the first phase of the survey effort to the winter of 2017. The Department has met the goal to maintain consistent presence of preservation staff at the Planning Information Counter and on the Residential Design Team to help with questions regarding historic resources and compliance with the Secretary of the Interior's Standards. The Department will be hiring another planner to staff the PIC counter in spring 2017, which will expand the public's access to preservation technical assistance. The Department continues to work collaboratively and diligently with other city agencies (Department of Park and Recreation, Public Works, Metropolitan Transportation Authority, etc.) to provide technical assistance with large citywide projects through the CEQA review process. The Department currently has assigned several planners as main points of contact for various city agencies to provide a consistent link to the preservation team. The Department continues to promote community-sponsored local Landmark designations and has experienced increased interests in community-sponsored designations as a result. Finally, zoning and economic incentives continue to be helpful tool in promoting historic preservation in San Francisco. The Department promotes these tools at all outreach events and wherever possible**

Certified Local Government Program -- 2015-2016 Annual Report

(Reporting period is from October 1, 2015 through September 30, 2016)

- E. What are your local historic preservation goals for 2015-2016? **1) Complete Historic Preservation Design Guidelines Public Outreach; 2) Expand the Department's expertise in the identification and evaluation of resources associated with social and cultural heritage; 4) Maintain consistent presence of preservation staff at the Planning Information Counter and on the Residential Design Team to help with questions regarding historic resources and compliance with the Secretary of the Interior's Standards; 5) Work collaboratively and diligently with other city agencies (Department of Park and Recreation, Public Works, Metropolitan Transportation Authority, etc.) to help shepherd large citywide projects through the CEQA review process; 6) Continue to promote community-sponsored local Landmark designations; and 7) Continue to develop and promote economic and zoning preservation incentives.**
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Closer review coordination between OHP staff and Planning Department Preservation staff on local projects taking advantage of the 20% Rehabilitation Tax Credit.**
- G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Type here.	Type here.

- H. Would you be willing to host a training working workshop in cooperation with OHP? ☐ Yes ☐ No
- I. Is there anything else you would like to share with OHP?

XII Attachments

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- ☒ Minutes from commission meetings
- ☐ Drafts of proposed changes to the ordinance
- ☐ Drafts of proposed changes to the General Plan
- ☐ Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion 0241

HEARING DATE: OCTOBER 1, 2014

IDENTIFICATION AND DELEGATION OF SCOPES OF WORK DETERMINED TO BE MINOR BY THE HISTORIC PRESERVATION COMMISSION PURSUANT TO SECTIONS 1006.2 AND 1111.1 OF THE PLANNING CODE FOR APPROVAL, MODIFICATION, OR DISAPPROVAL TO THE PLANNING DEPARTMENT.

WHEREAS, Planning Code Section 1006.2(a) provides that the Historic Preservation Commission ("HPC") may, for properties designation individually or within a landmark district under Article 10 of the Planning Code, (1) define certain categories of work as minor alteration; and (2) delegate this the review and approval of such work to the Planning Department ("Department") (hereinafter "Administrative Certificate of Appropriateness"), whose decision is appealable to the HPC pursuant to Section 1006.2(b); and

WHEREAS, Planning Code Section 1111.1(a) gives the HPC the authority to (1) determine if a proposed alteration ("Permit to Alter") should be considered a Major or a Minor Alteration; (2) approve, modify, or disapprove applications for permits to alter or demolish Significant or Contributory buildings or any building within a Conservation District; and, (3) delegate this function to the Planning Department ("Department") for work determined to be Minor (hereinafter "Minor Permit to Alter"), whose decision is appealable to the HPC pursuant to Section 1111.1(b); and

WHEREAS, Sections 1005 and 1110 of the Planning specify that a Certificate of Appropriateness or Permit to Alter is not required when the application is for a permit to do ordinary maintenance and repairs only, meaning any work for the sole purpose and effect to correct deterioration, decay or damage of existing materials.

WHEREAS, the HPC, at its regular hearing of October 1, 2014, reviewed the Planning Department's processes and applications under the authority previously granted to it by the HPC under Motions Nos. 0181 and 0212; and

WHEREAS, in appraising a proposal for an Administrative Certificate of Appropriateness or a Minor Permit to Alter, the Department, on behalf of the HPC, shall determine that all proposed alterations to character-defining features on properties subject to Articles 10 and/or 11 of the Planning Code shall be consistent with the character of the property and/or district, the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as any guidelines, local interpretations, bulletins, or other policies, where applicable.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS the following list of scopes of work determined to be Minor and the procedures outlined in Exhibit A of this Motion for delegation to the Department for approval, modification, or disapproval for two years from the date of this Motion. Specifically, the HPC adopts the following as minor scopes of work:

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

1. **Exploratory and investigative work:** To assess for underlying historic materials: The removal of a limited amount of non- historic material to conduct investigation to determine the existence of underlying historic material. This work shall be limited to no more than 5% of the total surface area on a façade and the area must be stabilized and protected after the investigation is complete. Adjacent historic surfaces must be protected during exploratory and investigative work. To assess the structure where historic fabric is extant: The removal of a limited amount of historic fabric to conduct investigation to determine the existing conditions of the building including ascertaining the location and condition of structural elements. This scope of work qualifies for staff level approval provided that:
 - a. It is demonstrated that a non-destructive evaluation (NDE) approach has been determined insufficient, exploratory demolition is required, and that there is no alternative location where such investigation can be undertaken.
 - b. Provision of an investigation plan that includes the reason for the investigative work, what NDE techniques have been considered, and why its use is not appropriate.
 - c. Provision of scaled drawings showing the area to be removed including plans, elevations, and details including the wall assembly where the exploratory work will be undertaken.
 - d. Provision that any removal will be in whole rather than in partial to prevent damage to historic fabric.
 - e. For example, for a brick wall removal should follow the mortar joints around brick units instead of saw-cutting brick units in half.
 - f. Provision of a protection plan for surrounding historic fabric during exploratory and investigative work including protection and stabilization assemblies with materials called out clearly.
 - g. Provision of an appropriate salvage and storage plan for any historic fabric or material proposed to be removed during exploratory and investigative work.
 - h. Provision of a post-investigation treatment plan including patching, repairing, finishing historic fabric and materials to match existing where exploratory and investigative work has been conducted.
2. **Window replacement:** The replacement of windows in existing openings. This does not apply to the replacement of stained, leaded, curved glass, or art glass windows, or the replacement of glass curtain wall systems.
 - a. *Window replacement on primary and visible secondary facades:* Window replacement on primary elevations that closely match the historic (extant or not) windows in terms of configuration, material, and all exterior profiles and dimensions. Planning Department Preservation staff may require a site visit and review a mock-up of proposals for large-scale window replacement. This scope of work qualifies for staff level approval provided that:

- i. Where historic windows are proposed to be replaced, provision of a Window Condition Assessment report that documents the deteriorated beyond repair condition of windows. This report shall be prepared by a qualified consultant.
 - ii. Where historic wood windows with true divided-lite muntins are demonstrated to be deteriorated beyond repair, replacement shall be with new wood windows of the same type and operation with true divided-lite muntins that closely match the historic in all exterior profiles and dimensions. Detailed and dimensioned architectural plans will be provided to document existing and proposed window sash.
 - iii. Replacing non-historic windows with new windows based on documentation that illustrates the new windows closely match the configuration, material, and all exterior profiles and dimensions of the windows historically present.
- b. *Window replacement on non-visible secondary facades:* Window replacement is limited to the size of the existing openings. Installation of louvers for mechanical vents may also be undertaken. A modest change in window area of up to 100 square feet may be approved administratively for any building except for individually designated Article 10 Landmarks. For example, this scope of work qualifies for staff level approval by:
 - i. Replacing a non-visible historic or contemporary window with a new window of any configuration, material, or profile within the existing opening. While the scope of work qualifies for staff level approval, the applicant may be required to demonstrate compatibility with the unique features of the landmark building.
 - ii. Adding, expanding, or removing a modest amount of window area in these discrete locations, provided the subject property is not an individual Article 10 Landmark. The applicant would be required to demonstrate compatibility with the unique features and composition of the building.
 - iii. Louvers for mechanical venting that do not change the existing opening and is finished with the same finish as the surrounding window frame.
- 3. **Front stairways and railings:** The replacement of stairs and railings with new stairways and/or railings beyond repair and based on physical or documented evidence and determined to be compatible in terms of location, configuration, materials, and details with the character-defining features of the property and/or district. All historic features, such as newel posts and railings, shall be retained where extant. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components of the entry. For example, this scope of work qualifies for staff level approval by:

- a. Replacement of a historic wood straight run stair with closed riser and a bullnose tread with a new wood straight run stair with a closed riser and a bullnose tread. The new stair is in the same location as the historic stair and the historic railing was retained, reused, and adapted to meet current safety code requirements.
 - b. Replacement of a non-historic stair and railing with a new stair and railing based on physical and documented evidence, including other similar historic properties within the landmark district that retain historic stair and railings.
4. **Rooftop equipment, elevator overrides and stair penthouses within the C-3 zoning districts:** The installation or replacement of stair penthouses, rooftop equipment such as mechanical systems or wireless telecommunications equipment, including elevator overrides, provided that:
 - a. The stair penthouse or elevator override is determined to be not visible from the public-right-of-way and is no more than the minimum dimensions necessary as permitted by the Building Code.
 - b. The cumulative coverage of all existing and proposed rooftop equipment does not cover more than 75% of the total roof area; is setback from the exterior walls; and, is not visible or is minimally visible from the surrounding public rights-of-way;
 - c. Rooftop equipment that can be easily removed in the future without disturbing historic fabric and is installed in a manner that avoids harming any historic fabric of the building; and,
 - d. All proposed ducts, pipes, and cables are located within the building and are not installed or anchored to an exterior elevation visible from a public right-of-way.
 - e. Wireless equipment that is not visible or is minimally visible from the surrounding public rights-of-way and that does not attach directly to any historic material.
5. **Rooftop equipment outside of the C-3 zoning districts:** The installation or replacement of rooftop equipment that is not visible from the adjacent public right-of-way; that does not result in additional height of 8-feet; that does not cover more than 20% of the total roof area; that is setback from the exterior walls of the building; that can be easily removed in the future without disturbing historic fabric; that is of a color compatible with the roof and other equipment on the roof, and is installed in a manner that avoids harming any historic fabric of the building. For example, this scope of work qualifies for staff level approval by:
 - a. The installation of rooftop HVAC equipment on a flat roof that meets the above requirements and is obscured by the existing historic parapet.
6. **Construction of a non-visible roof deck on a flat roof:** The construction of pergolas or other structures, such as a stair or elevator penthouse for roof access, does not qualify under this scope of work. The construction of roof decks, including associated railings, windscreens, and planters, provided that:

- a. The deck and associated features cannot be viewed over street-facing elevations;
 - b. Existing access to the roof in compliance with the Building Code must be demonstrated.
7. **Signs and awnings:** New tenant signs and awnings or a change of copy on existing signs & awnings that meet the Department's Design Standards for Storefronts for Article 11 Conservation Districts, any applicable Special Sign Districts identified within the Planning Code, and/or is found compatible with the character-defining features as outlined in the Article 10 designating Ordinance in terms of material, location, number, size, method of attachment, and method of illumination with the property and/or district, provided that:
 - a. Applications for new signs and awning shall include the removal of any abandoned conduit, outlets, attachment structures, and associated equipment;
 - b. Signs and awnings shall not obscure or spread out over adjacent wall surfaces; and shall not include new attachments to terra cotta, cast iron, or other fragile historic architectural elements and is installed in a location that avoids damaging or obscuring character-defining features.
 - c. Awnings and canopies shall use traditional shapes, forms, and materials, be no wider than the width of the window openings, and will have open sides and a free-hanging valance.
 - d. The awning or canopy structure is covered with canvas (Sunbrella or equivalent).
 - e. Signs or lettering shall be kept to a minimum size.
 - f. The installation of new signage that relates to the pedestrian scale of the street; is constructed of high-quality materials; is installed in a location that avoids damaging or obscuring character-defining details; is positioned to relate to the width of the ground-floor bays; and is illuminated through indirect means of illumination, such as reverse halo-lit.
8. **Replacement and/or modification of non-historic storefronts:** The replacement and/or modification of non-historic (or that have not gained significance in their own right) storefront materials, including framing, glazing, doors, bulkheads, cladding, entryways, and ornament. Work shall be confined within the piers and lintels of the ground floor of the property and determined to meet the Department's Design Standards for Storefronts for Article 11 Conservation Districts and/or is found compatible with the character-defining features as outlined in the Article 10 designating Ordinance in terms of proportion, scale, configuration, materials, and details with the character-defining features of the property and/or district. This scope of work qualifies for staff level approval provided that:

- a. The design of the new storefront system is based on physical or documented evidence of the property and matches the historic proportion, scale, profile, and finish of a storefront system from the period of significance of the property.
 - b. Contemporary cladding materials that obscure the ground floor piers, lintel, and transom area of the building will be removed. All underlying historic material will be cleaned, repaired, and left exposed. The transom area will be re-glazed and integrated into the storefront system with a design based on the historic proportion, scale, configuration, materials, and details of the property.
 - c. ADA-compliant entry systems meeting all Building Code requirements will be integrated into the storefront system and will be compatible in terms of proportion, scale, configuration, materials, and details with the character-defining features of the property and/or district.
9. **Solar panels:** The installation of structures that support solar panels, regardless of visibility, provided that the installation would not require alterations to the building greater than normally required to install a solar energy system, such as an installation with minimum spacing from the roof surface and mounted parallel with the slope of the roof (if roof is slope greater than 1/12), not visible from adjacent street sightlines if on a flat roof, set in from the perimeter walls of the building, including the building's primary façade. Support structures should have a powder-coated or painted finish that matches the color of the roof material. For example, this scope of work qualifies for staff level approval by:
 - a. The installation of a solar panel system on a gable roof that is set in from the street-facing facades and is mounted flush to the slope of the roof.
 - b. The installation of a solar panel system on a flat roof that is set in from the street-facing facades and is mounted on an angled structure that is within the height limit and is not visible from adjacent streets as it's appropriately setback and/or obscured by an existing historic parapet.
10. **Skylights:** The installation or replacement of skylights that are deteriorated beyond repair so long as new skylights are minimized from view. New skylights must be limited in number and size; mounted low to the roof with a curb as low as possible; and have a frame with a powder-coated or painted finish that matches the color of the roof material.
11. **Rear yard decks and stairways outside of the C-3 zoning districts:** The repair or replacement of decks and stairways and associated structural elements that are located in the rear yard; are not visible from the public right-of-way; do not require the construction of a firewall; and are determined to be compatible in terms of location, configuration, materials, and details with the character-defining features of the property and/or district. All historic features, such as newel posts and railings, must be retained where extant. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components at the rear of the property. For example, this scope of work qualifies for staff level approval by:

- a. The replacement or construction of a contemporary rear deck or stair on a building located mid-block where the rear of the property is not visible from the public right-of-way and the deck and/or stair is set in from the side property lines so as not to require the construction of a firewall.
 - b. The replacement of railings and decking on a historic verandah that is beyond repair and is not visible from the public right-of-way. The replacement decking and railings are based on physical or documented evidence and are replaced in-kind with like materials and match the historic in all profiles and dimensions. All other historic veranda elements are retained, stabilized, supported, and protected during construction.
12. **Selective in-kind replacement of cladding outside of the C-3 zoning districts:** The selective replacement of cladding materials at any façade when it has been demonstrated that the existing cladding is damaged beyond repair and when the new cladding will match the historic cladding (extant or not) in terms of material, composition, dimensions, profile, details, texture, and finish. Planning Department Preservation staff may require a site visit to review a mock-up of the proposed work. For example, this scope of work qualifies for staff level approval by:
- a. The selective replacement of historic clapboard siding where it has been demonstrated that the specific area to be replaced is beyond repair and the new clapboard siding matches the historic in material, profile, and finish.
 - b. The selective patch of historic stucco where it has been demonstrated that the specific area to be replaced is beyond repair and the new stucco patch matches the historic in material, composition, texture, and finish.
13. **Construction and/or modification of landscape features outside of the C-3 zoning districts:** The construction of new landscape features or modification of existing landscape features associated with residential properties when the work will not impact character-defining features of the property as listed in the designating ordinance or identified by Planning Department preservation staff. For example, this scope of work qualifies for staff level approval by:
- a. The removal and replacement of a non-character-defining walkway and retaining wall within the side yard of a property where it has been demonstrated that the replacement materials are compatible with the property in terms of location, size, scale, materials, composition, and texture.
14. **Removal of non-historic features:** The removal of any features that are not historic features of the building and that have not gained significance in their own right for the purpose of returning the property closer to its historic appearance examples include but are not limited to fire escapes or signage and associated conduit. The replacement of such features does not qualify under this scope of work. This scope of work qualifies for staff level approval provided that:
- a. All anchor points and penetrations where non-historic features are removed will be patched and repaired based on the Secretary of the Interior's Standards.

15. **Security Measures:** Installation or replacement of metal security doors, window grilles, security gates, exterior lighting, or security cameras provided that the installation of these measures meet all other requirements of the Planning Code and are compatible in terms of proportion, scale, configuration, materials, details, and finish with the character-defining features of the property and/or district; and are installed in a reversible manner that avoids obscuring or damaging exterior character-defining features of the building. Planning Department Preservation staff may require a site visit to review a mock-up of the proposed work. This scope of work qualifies for staff level approval provided that:

- a. Retractable security gates or grilles and related housing shall be installed in a location obscured from the public right-of-way when in the open position.
- b. Security measures are located in a discreet location so to minimize visibility during daylight and/or business operating hours.

16. **Work described in an approved Mills Act maintenance plan.** Any work described in an approved Mills Act Rehabilitation/Restoration/Maintenance Plan that has been reviewed and endorsed by the Historic Preservation Commission, approved by the Board of Supervisors, and determined to meet the Secretary of the Interior's Standards.

BE IT FURTHER RESOLVED that the Commission GRANTS this delegation as an interim procedure that will expire within two years of the date of this Motion or may be revoked at any time within the interim period at the Commission's discretion.

I hereby certify that the foregoing Motion was adopted by the Commission at its meeting on October 1, 2014.

Jonas P. Ionin
Commission Secretary

AYES: K. Hasz, A. Wolfram, E. Jonck, R. Johns, D. Matsuda, J. Pearlman

NAYS:

ABSENT: A. Hyland

ADOPTED: October 1, 2014

2013-2014 ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS (ACOA)

Number	Case Number	Property Address	Landmark	Planner	Quadrant	Date Issued	Request for Hearing
ACOA13.000	2012.0000A	123 ANY STREET	Liberty-Hill Historic District	T. Frye	SE	07/18/11	Y/N
ACOA13.0088	2013.1386A	900 North Point	Ghirardelli Square - Landmark No. 30	O. Masry	NE	10/01/13	
ACOA13.0089	2013.0990A	12A Hill Street	Liberty-Hill Landmark District	R. Sucre	SE	10/23/13	
ACOA13.0090	2013.0746A	801 Montgomery Street	Jackson Square Landmark District	P. LaValley	NE	11/05/13	
ACOA13.0091	2013.1438A	333 Baker Street	Southern Pacific Co. Hospital Complex	O. Masry	NW	11/27/13	
ACOA13.0092	2013.1478A	280-284 Union Street	Telegraph Hill Landmark District	L. Yegazu	NE	12/16/13	
ACOA13.0093	2013.1805A	1000 Van Ness Avenue	Don Lee Automobile Showroom - Landmark No. 152	S. Caltagirone	NW	12/18/13	
ACOA14.0094	2013.1878A	758-760 Market Street	Phelan Building - Landmark No. 156	P. LaValley	NE	1/4/14	
ACOA14.0095	2013.1675A	250 Brannan Street	South End Landmark District	R. Sucre	SE	1/13/14	
ACOA14.0096	2014.0106A	584 Washington Street	Jackson Square Landmark District	P. LaValley	NE	1/27/14	
ACOA14.0097	2014.0164A	2 New Montgomery Street	Palace Hotel - Landmark No. 18	O. Masry	NE	1/30/14	
ACOA14.0098	2013.0389A	760 Market Street	Phelan Building - Landmark No. 156	L. Yegazu	NE	2/12/14	
ACOA14.0099	2013.1306A	956 Valencia Street	Liberty-Hill Landmark District	R. Sucre	SE	2/24/14	
ACOA14.0100	2014.0280A	333 Baker Street	Southern Pacific Hospital - Landmark No. 192	O. Masry	NW	2/25/14	
ACOA14.0101	2014.0255A	1042 Tennessee Street	Dogpatch Landmark District	B. Bendix	SE	3/10/14	
ACOA14.0102	2014.0020A	802-804 Steiner, 808 Steiner Street	Alamo Square Landmark District	S. Caltagirone	NW	3/11/14	
ACOA14.0103	2014.0356A	639 Steiner Street	Alamo Square Landmark District	S. Caltagirone	NW	4/9/14	
ACOA14.0104	2014.0131A	111 Townsend Street	South End Landmark District	R. Sucre	SE	4/9/14	
ACOA14.0105	2014.0174A	952-954 Minnesota Street	Dogpatch Landmark District	R. Sucre	SE	4/9/14	
ACOA14.0106	2013.0829A	2476-2478 Third Street	Dogpatch Landmark District	B. Bendix	SE	3/19/15	
ACOA14.0107	2014.0356A	639 Steiner Street	Alamo Square Landmark District	S. Caltagirone	NW	4/9/14	
ACOA14.0108	2014.0665A	2 Henry Adams Street	Dunham, Carrigan, & Hayden Building	O. Masry	SE	5/7/14	
ACOA14.0109	2014.0283A	2940 16th Street	The Labor Temple/Redstone Building - Landmark No. 238	O. Masry	SE	5/22/14	
ACOA14.0110	2014.0828A	840 Battery Street	Northeast Waterfront Landmark District	A. Brask	NE	6/9/14	
ACOA14.0111	2014.0466A	139 Townsend Street	South End Landmark District	D. Vu	SE	6/9/14	
ACOA14.0112	2014.0280A	429 Castro Street	Castro Theater - Landmark No. 100	O. Masry	SW	6/12/14	
ACOA14.0113	2014.0938A	2 New Montgomery Street	Palace Hotel - Landmark No. 18	A. Brask	NE	6/23/14	
ACOA14.0114	2014.0915A	909 Montgomery Street	Jackson Square Landmark District	A. Brask	NE	6/27/14	
ACOA14.0115	2013.1614A	2 New Montgomery Street	Palace Hotel - Landmark No. 18	L. Yegazu	NE	7/2/14	
ACOA14.0116	2013.1850A	470 Pacific Avenue	Jackson Square Landmark District	K. Burns	NE	7/2/14	
ACOA14.0117	2014.0819A	665 Third Street	South End Landmark District	R. Sucre	SE	7/2/14	
ACOA14.0118	2014.1014A	170 Columbus Avenue	Jackson Square Landmark District	A. Brask	NE	7/10/14	
ACOA14.0119	2014.1045A	1668 Market Street	Market Street Masonry Landmark District	A. Brask	NE	7/10/14	
ACOA14.0120	2014.1110A	1 Bush Street	Crown Zellerbach Building - Landmark No. 183	A. Brask	NE	7/24/14	
ACOA14.0121	2014.1151A	274 Brannan	South End Landmark District	O. Masry	SE	7/25/14	
ACOA14.0122	2014.1169A	890 Market Street	The Flood Building - Landmark No. 154	A. Brask	NE	8/6/14	
ACOA14.0123	2013.0469A	38-42 Hotaling Place	Hotaling Stables - Landmark No. 11	L. Yegazu	NE	8/14/14	
ACOA14.0124	2014.1252A	2115 Bush Street	Bush Street Cottage Row Landmark District	S. Caltagirone	NW	8/15/14	
ACOA14.0125	2014.0491A	60 Broadway Street	Northeast Waterfront Landmark District	O. Masry	NE	8/21/14	
ACOA14.0126	2013.1708A	1000 Sansome Street	Northeast Waterfront Landmark District	A. Brask	NE	8/28/14	
ACOA14.0127	2014.0980A	326 Brannan Street	South End Landmark District	R. Sucre	SE	9/8/14	
ACOA14.0128	2014.1371A	909 Montgomery Street	Jackson Square Landmark District	A. Brask	NE	9/8/14	
ACOA14.0129	2014.1377A	901 Montgomery Street	Northeast Waterfront Landmark District	P. LaValley	NE	9/11/14	
ACOA14.0130	2014.0798A	Civic Center Plaza	Civic Center Landmark District	A. Brask	NE	9/12/14	

San Francisco Historic Preservation Commission Hearing Results Summary

October 2015 to September 2016

Special Hearings ()	Action		Comments	Date
Informational / Reviewed and Commented (31)	Action		Comments	Date
706 Mission Street	Reviewed and Commented	2008.1084H	L-0048	10/21/15
Landmark Designation Work Program	Reviewed and Commented			10/21/15
Historic Interpretive Programs	None - Informational			11/04/15
Cultural Heritage Assets Discussion	Reviewed and Commented			12/02/15
Façade Retention Policy Discussion	Reviewed and Commented			12/02/15
55 Laguna Street	Reviewed and Commented	2014.0773E!CMTR 2012.0033ACEF		12/16/15
Affordable Housing Bonus Program	None - Informational			12/16/15
Civic Center Public Realm Plan	Reviewed and Commented			01/20/16
FY 2016-2018 Proposed Department Budget & Work Program	None - Informational			01/20/16
Landmark Designation Work Program	Reviewed and Commented			01/20/16
Legacy Business Registry Discussion	Reviewed and Commented			01/20/16
1126 Howard Street	Reviewed and Commented	2015-007181OTH	L-0054	02/03/16
Cultural Heritage Assets	Reviewed and Commented			02/17/16
Mother's Building Conditions Assessment	None - Informational			03/02/16
1028-1056 Market Street	Reviewed and Commented	2014.0241E	L-0059	04/06/16
888 Tennessee Street	Reviewed and Commented	2013.0975ENX	L-0060	04/06/16
CLG 2014-2015 Annual Report	Reviewed and Commented			04/06/16
Façade Retention Policy Discussion	Reviewed and Commented			04/06/16
New Mission Theater Rehabilitation	Accepted Draft Letter			04/06/16
Academy of Art University	None - Informational			04/20/16
Landmark Designation Work Program	Reviewed and Commented			05/04/16
Academy of Art University	Reviewed and Commented	2008.0586E		05/18/16
Van Ness BRT Project	Reviewed and Commented	2014-001204CWP		05/18/16
77-85 Federal Street	Reviewed and Commented	2012.1410AX	L-0063	06/15/16
950 Tennessee Street	Reviewed and Commented	2014.1434COENX	L-0062	06/15/16
Article 7: Phase 2 of the Planning Code Reorganization	None - Informational			07/20/16
Pier 70 Crane Cove Park & 20th Street Historic Core Project	None - Informational			07/20/16
651 Geary Street	Reviewed and Commented	2014.0482CVAR	L-0067	08/17/16
Landmark Designation Work Program	Reviewed and Commented	2015-00781OTH		08/17/16
Mission Murals Inventory Project	Reviewed and Commented			08/17/16
Landmark Designation Work Program	None - provided direction to staff			09/21/16
Landmarks Article 10 & 11 (11)	Action	Case No.	Comments	Date
171 San Marcos Avenue	Adopted a Resolution recommending Approval as amended	2011.0685L	R-752	10/07/15
815-825 Tennesse Street	Voted to Not Add to Work Program	2015-007181OTH		10/07/15
90-92 Second Street	Adopted a Recommendation for Approval	2015-005887DES	R-757	11/04/15
34-45 Onondoga Avenue	Approved w/ Conditions as Amended	2015-003877DES	R-758	02/03/16
Woodward Street Historic District	Directed staff to add to LDWP	2015-008685DES		03/16/16
34-45 Onondoga Avenue	Approved	2015-003877DES	R-759	03/16/16
140 Maiden Lane	Adopted a Resolution to Initiate	2015-007181OTH	R-761	05/04/16
Ingleside Presbyterian Church and the Great Cloud of Witnsses	Adopted a Resolution to Initiate	2015-007219DES	R-760	05/04/16
235 Valencia Street	Adopted a Motion to not confirm nomination	2015-004228DES	M-0281	05/04/16
140 Maiden Lane	Adopted a Recommendation for Approval as Amended	2015-007181OTH	R-763	06/01/16
1345 Ocean Avenue	Adopted a Recommendation for Approval	2015-007219DES	R-762	06/01/16
Draft Environmental Impact Reports (4)	Action	Case No.	Comments	Date
1500-1580 Mission Street	Reviewed and Commented	2014-000362ENV	L-0053	12/02/15
UCSF Research Building and City Parking Garage Expansion	Accepted Draft Letter	2013.0225U	L-0061	04/06/16
50 1st Street/Oceanwide	Adopted a Resolution as Amended	2006.1523E	R-765	06/15/16
Biosolids Digester Facilities	Reviewed and Commented	2015-000644ENV	L-0064	07/20/16

Major Permit to Alter (5)	Action	Case No.	Comments	Date
856 Market Street	Reviewed and Commented	2015-008484PTA	L-0052	12/02/15
856 Market Street	Approved w/ Conditions	2015-008484PTA	M-0271	12/16/15
69 Maiden Lane	Approved w/ Conditions as Amended	2015-004086PTA	M-0273	01/06/16
1 Stockton Street	Approved w/ Conditions	2015-014090PTA	M-0285	06/15/16
300 Grant Street	Reviewed and Commented	2015-000878PTA	L-0066	08/17/16
Certificate of Appropriateness - COA (21)	Action	Case No.	Comments	Date
2239 Webster Street	Approved	2015-007419COA	M-0265	10/21/15
900 North Point Street	Reviewed and Commented	2015-007714COA	M-0264	10/21/15
135 Townsend Street	Approved with Conditions	2014.1315COA	M-0266	11/18/15
500 Geneva	Approved with Conditions	2012.0262COA	M-0267	11/18/15
Van Ness BRT Project	Approved with Conditions	2009.0634COA	M-0268	11/18/15
2476-2478 3rd Street	Approved with Conditions	2013.0829A	M-0270	12/16/15
200 Larkin Street	Approved with Conditions	2015-015229COA	M-0272	01/06/16
1668 Bush Street	Approved as Amended	2015-009585COA	M-0274	01/20/16
101 Townsend Street	Approved with Conditions	2015-006085COA	M-0275	02/17/16
950 Mason Street	Approved	2016-001903COA	M-0277	04/06/16
United National Plaza Living Innovation Zone	Approved	2014.0462CWP	M-0278	04/06/16
2249 Webster Street	Approved	2015-011522COA	M-0279	04/20/16
38 Liberty Street	Approved with Conditions	2015-000308COA	M-0280	04/20/16
1135 O'Farrell Street	Approved with Conditions	2015-015828COA	M-0283	05/18/16
274 Brannan Street	Approved with Conditions	2016-003416COA	M-0282	05/18/16
ART/LIT Living Innovation Zone	Reviewed and Commented	2016-006157COA		05/18/16
230-250 Brannan Street	Approved	2016-000845COA	M-0284	06/15/16
200 Larkin Street	Reviewed and Commented	2016-007523COA	L-0065	07/20/16
Art/Lit Living Innovation Zone	Approved with Conditions	2016-006157COA	M-0286	07/20/16
1500 McAllister Street	Approved	2016-000189COA	M-0287	08/03/16
1133 Tennessee Street	Approved with Conditions	2015-012830COA	M-0288	09/21/16
Legacy Business (24)	Action	Case No.	Comments	Date
401 Haight Street	Adopted a Recommendation for Approval	2016-008460LBR	R-766_Two Jack's Nik's Place Seafood	07/20/16
401 Clement Street	Adopted a Recommendation for Approval	2016-008456LBR	R-767_ Toy Boat Dessert Café	07/20/16
12 Williams Place	Adopted a Recommendation for Approval	2016-008471LBR	R-768_Specs' Twelve Adler Museum Café	07/20/16
2981 24th Street	Adopted a Recommendation for Approval	2016-008450LBR	R-769_ Precita Eyes Muralists Association, Inc.	07/20/16
7000 Geary Boulevard	Adopted a Recommendation for Approval	2016-008440LBR	R-770_Pacific Café	07/20/16
1354 Harrison Street	Adopted a Recommendation for Approval	2016-008432LBR	R-771_Lone Star Saloon	07/20/16
228 Bayshore Boulevard	Adopted a Recommendation for Approval	2016-008429LBR	R-772_Gilmans Kitchens and Baths	07/20/16
601 Van Ness Avenue	Adopted a Recommendation for Approval	2016-008509LBR	R-773_Community Boards	07/20/16
1544 Grant Avenue	Adopted a Recommendation for Approval	2016-008567LBR	R-774_Macchiarini Creative Design & Metalworks	07/20/16
3166 Buchanan Street	Adopted a Recommendation for Approval	2016-008969LBR	R-775_The Brazen Head	08/03/16
2575 Mission Street	Adopted a Recommendation for Approval	2016-008970LBR	R-776_Doc's Clock	08/03/16
147 Tenth Street	Adopted a Recommendation for Approval	2016-009048LBR	R-777_Image Conscious	08/03/16
240 Shotwell Street	Adopted a Recommendation for Approval	2016-009049LBR	R-778_Mission Neighborhood Health Center	08/03/16
4049 18th Street	Adopted a Recommendation for Approval	2016-008570LBR	R-779_Moby Dick	08/03/16
Pier 23, Embarcadero	Adopted a Recommendation for Approval	2016-009050LBR	R-780_Pier 23 Café	08/03/16
3117 16th Street	Adopted a Recommendation for Approval	2016-008571LBR	R-781_Roxie Theater	08/03/16
552A Noe Street	Adopted a Recommendation for Approval	2016-008572LBR	R-782_Ruby's Clay Studio	08/03/16
939 Post Street	Adopted a Recommendation for Approval	2016-008576LBR	R-783_SF Party	08/03/16
598 Portola Drive	Adopted a Recommendation for Approval	2016-009051LBR	R-784_Twin Peaks Auto Care	08/03/16
900 Valencia Street	Adopted a Recommendation for Approval	2016-010959LBR	R-785_Dog Eared Books	09/21/16
1644 Haight Street	Adopted a Recommendation for Approval	2016-010958LBR	R-786_The Booksmith	09/21/16
199 Valencia Street	Adopted a Recommendation for Approval	2016-010966LBR	R-787_Zeitgeist	09/21/16
506 Clement Street	Adopted a Recommendation for Approval	2016-010963LBR	R-788_Green Apple Books	09/21/16
1618 Noriega Street	Adopted a Recommendation for Approval	2016-010965LBR	R-789_Henry's House of Coffee	09/21/16

Legislative/Policy Actions (3)		Case No.	Comments	Date
Mills Act Contract	Adopted a Resolution recommending Approval	2015-006442MLS 2015-006448MLS 2015-006450MLS	R-753 722 Steiner Street R-754 761 Post Street R-755 807 Montgomery Street	10/07/15
FY 2016-18 Proposed Department Budget and Work Program Final	Adopted a Recommendation for Approval	2016-000613CRV	L-0056	02/03/16
Wireless (WTS) Facility Planning Code	Adopted a Recommendation for Approval	2014-001711PCA	R-764	06/01/16
Survey / Context Statements (2)	Action	Case No.	Comments	Date
Central SOMA Historic Context Statement and Historic Resources Survey	Approved	2011.1356E	M-0276	03/16/16
Historic Context Statement for LGBTQ History in SF	Adopted	2014.0266U	M-0269	11/18/15
Section 106 (2)	Action	Case No.	Comments	Date
800 Chestnut Street	Adopted a Resolution supporting nomination as amended	2015-013315FED	R-756	10/21/15
3455 Van Ness Avenue	Recommended the Director participate as a signatory	2015-005005FED		01/20/16
Other (5)	Action	Case No.	Comments	Date
1126 Howard Street	Adopted Findings	2015-007181OTH	R-751	10/07/15
Election of Officers	President: Wolfram; Vice-President: Hyland			01/20/16
Election of Committee Chair	Committee Chair - Jonathan Pearlman			02/03/16
Hearing Schedule	Canceled July 6th hearing			06/01/16
Commission Matters	Canceled September 7th hearing			08/03/16

OCT.2015 - SEPT.2016 ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS (ACOA)

Case Number	Property Address	Landmark	Planner	Quadrant	Date Issued
2009.0490COA	678-680 2nd Street	South End Landmark District	P. LaValley	SE	10/01/15
2015-008810COA	1772 Vallejo Street	Burr House - Landmark No. 31	S. Caltagirone	NW	10/09/15
2015-009537COA	2 New Montgomery Street (aka 633-665 Market Street)	Palace Hotel - Landmark No. 18	L. Yegazu	NE	10/19/15
2015-011532COA	722 Steiner Street	Alamo Square Landmark District	E. Tuffy	NW	10/19/15
2015-014840COA	10 United Nations Plaza (aka 40 Leavenworth Street)	Civic Center Landmark District	O. Masry	NE	11/11/15
2015-001235COA	1117 Tennessee Street	Dogpatch Landmark District	E. Tuffy	SE	12/07/15
2015-009853COA	1050 Sansome Street	Northeast Waterfront Landmark District	P. LaValley	NE	12/14/15
2015-008818COA	900 North Point Street	Ghirardelli Square - Landmark No. 30	P. LaValley	NE	12/15/15
2015-018537COA	88 5th Street	Old U.S. Mint - Landmark No. 236	E. Tuffy	NE	12/30/15
2015-005474COA	105 Liberty Street	Liberty-Hill Landmark District	R. Sucre	SE	01/13/16
2015-002626COA	42 Hotaling Place	Hotaling Stables Building - Landmark No. 11 and Jackson Square Landmark District	E. Tuffy	NE	01/15/16
2016-000382COA	Two locations in public right-of-way for T-Mobile Small Cells	Adjacent to: Mark Hopkins Hotel - Landmark No. 184 and Landmark No. 64 - Pacific Union Club	O. Masry	NE	01/13/16
2016-000477COA	735 Montgomery Street	Jackson Square Landmark District	S. Adina	NE	01/19/16
2015-000414COA	100 Green Street	Northeast Waterfront Landmark District	E. Tuffy	NE	01/21/16
2015-018489COA	358 San Carlos Street	Liberty-Hill Landmark District	P. LaValley	SE	02/24/16
2015-009884COA	926 Grove Street	Alamo Square Landmark District	E. Tuffy	NW	03/08/16
2015-012450COA	3347 21st Street	Liberty-Hill Landmark District	E. Tuffy	SE	03/10/16
2016-001515COA	810 Battery Street	Northeast Waterfront Landmark District	P. LaValley	NE	03/18/16
2016-000360COA	40 Gold Street	Jackson Square Landmark District	E. Tuffy	NE	04/06/16
2014.0801COA	1 Telegraph Hill Boulevard	Coit Tower - Landmark No. 165	P. LaValley	NE	04/06/16
2015-015820COA	913 Valencia Street	Liberty-Hill Landmark District	E. Tuffy	SE	04/12/16
2015-008958COA	243 Vallejo Street	Northeast Waterfront Landmark District	E. Tuffy	NE	04/14/16
2015-018425COA	301 Bryant Street	South End Landmark District	E. Tuffy	SE	04/14/16
2016-000853COA	601 Townsend Street	Baker Hamilton Building - Landmark No. 193	P. LaValley	SE	04/15/16
2016-005573COA	415 Geary Street	Geary Theater - Landmark No. 82	S. Adina	NE	05/04/16
2015-006916COA	1242 Market Street	Civic Center Landmark District	P. LaValley	NE	05/16/16
2016-006178COA	99 Grove Street	Civic Center Landmark District	S. Adina	NE	05/20/16
2016-006194COA	99 Grove Street	Civic Center Landmark District	S. Adina	NE	05/20/16
2015-009552COA	1278-1298 Market Street	Civic Center Landmark District	E. Tuffy	NE	05/27/16
2015-009754COA	52 Pierce Street	Duboce Park Landmark District	A. Kirby	NW	05/31/16
2015-015885COA	532 Market Street	Crown Zellerbach Building - Landmark No. 183	P. LaValley	NE	06/02/16
2016-000270COA	814 Montgomery Street	Jackson Square Landmark District	M. Boudreaux	NE	06/06/16
2016-004521COA	1000 Van Ness Avenue	Don Lee Automobile Showroom - Landmark No. 152	P. LaValley	NE	06/10/16
2016-007443COA	2 New Montgomery Street	Palace Hotel - Landmark No. 18	S. Adina	NE	06/13/16
2016-003643COA	1348 South Van Ness Avenue	Frank M. Stone House - Landmark No. 74	R. Sucre	SE	06/21/16
2016-000194COA	900 North Point Street	Ghirardelli Square - Landmark No. 30	S. Adina	NE	06/22/16
2016-000275COA	120 Liberty Street	Liberty-Hill Landmark District	E. Tuffy	SE	07/01/16
2016-008786COA	722 Steiner Street	Alamo Square Landmark District	P. LaValley	NW	07/07/16
2016-001273COA	302 Greenwich Street (1531 Montgomery St.)	Julius' Castle - Landmark No. 121	P. LaValley	NE	07/21/16
2016-018404COA	3731 20th Street	Liberty-Hill Landmark District	E. Tuffy	SE	07/22/16
2016-007204COA	345 Spear Street	Hills Brothers Coffee Plant - Landmark No. 157	P. LaValley	SE	07/25/16
2016-005601COA	914 Valencia Street (3605 20th Street)	Liberty-Hill Landmark District	P. LaValley	SE	08/12/16
2016-001610COA	333 Baker Street	Southern Pacific Co. Hospital Complex - Landmark No. 192	A. Woods	NW	08/12/16
2016-008638COA	900 North Point Street	Ghirardelli Square - Landmark No. 30	P. LaValley	NE	08/15/16

OCT.2015 - SEPT.2016 ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS (ACOA)

Case Number	Property Address	Landmark	Planner	Quadrant	Date Issued
2015-015962COA	701 Sansome Street	Grogan-Lent-Atherton Building - Landmark No. 27	E. Tuffy	NE	08/19/16
2016-000764COA	270 Brannan Street	South End Landmark District	E. Tuffy	SE	09/08/16
2016-001776COA	904 Valencia Street (aka 3605 20th Street)	Liberty-Hill Landmark District	P. LaValley	SE	09/20/16
2016-002394COA	280-284 Union Street	Telegraph Hill Landmark District	E. Tuffy	NE	09/20/16
2016-009052COA	2174 Market Street	Swedish American Hall - Landmark No. 267	F. McMillen	SW	09/21/16
2016-009500COA	301 Bryant Street	South End Landmark District	E. Tuffy	SE	09/27/16
2015-015828COA-02	1135 O'Farrell Street	St. Mark's Church - Landmark No. 41	P. LaValley	NE	09/30/16
2016-012687COA	851 Beach Street	Ghirardelli Square - Landmark No. 30	P. LaValley	NE	09/30/16

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government _____ City and County of San Francisco _____

Name of Commissioner _____ Karl Hasz _____

Date of Appointment: _____ 03/03/2015 _____

Date Term Expires: _____ 12/31/2018 _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Karl Hasz

1544 Union St., San Francisco, CA 94123
karlhasz@haszconstruction.com 415-531-2770

CAREER EXPERIENCE

HASZ CONSTRUCTION, INC. President, Founder

2001-Current

- As the owner of Hasz Construction, Inc., responsibilities include overseeing the sales and operations of this commercial general contracting firm which specializes in the construction of detailed restaurant and retail spaces in Northern California.

GAUL CONSTRUCTION COMPANY Branch Manager

1998-2001

- Oversaw all field operations for this general contracting firm which completed projects as diverse as restaurants, retail, office TI's, and parking lots throughout California.

DECKER ELECTRIC Project Manager

1996-1998

- Responsible for the successful and timely completion of biotech research facilities at Genentech in South San Francisco.

ROYAL ELECTRIC Operations Manager – Airfield Division

1994-1996

- Responsible for the successful and timely completion of runway and taxiway construction projects at Los Angeles International, Sacramento International, Reno/Tahoe International, to name just a few.

EDUCATION

California State University Chico, School of Construction Management

COMMUNITY INVOLVEMENT

- Chairman & founder of the 501C3 non-profit organization, Champion Impact, 'Professional Athletics Impacting the Community'
- Board member of the New Democrat Network, a national political organization.
- Financial supporter of the Northern California Cancer Center, San Francisco Food Bank, and Bay Fund's mentoring program.
- Volunteer and supporter of Alaska Governor Tony Knowles run for the United States Senate.
- Volunteer and supporter of new Democrat Network Founder Simon Rosenberg's run for Chair of the National Democratic Party

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Aaron Jon Hyland

Date of Appointment: 2/26/13

Date Term Expires: 12/31/16

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 X Yes

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I have over 21 years of experience as an architect exclusively focused on historic preservation.



AARON JON HYLAND, AIA, MANAGING PRINCIPAL
ARCHITECT

Aaron is a registered architect with over 25 years of experience in the full range of architectural services for institutional clients who oversee campuses with numerous capital assets. He leads complex rehabilitation and new construction projects that encompass historic buildings and contexts including Angel Island Immigration Station, Oregon State Hospital and projects at Moffett Federal Air Field. His higher education experience encompasses projects at numerous universities including: Stanford, UC Berkeley, UVa, Carnegie Mellon, USC, Caltech and University of Arizona. Aaron leads ARG's student intern program with students from universities in California, Nevada, Hawaii and Ohio.

EDUCATION

- › Executive Master Program, Architectural Management, Cal Poly, San Luis Obispo
- › Bachelor of Science, Architectural Studies, University of Illinois, Urbana-Champaign
- › One-Year Study in Versailles, France

REGISTRATION

- › Registered Architect: State of California No. C-25608 State of Nevada No. 6472 State of Oregon No. 5712
- › NCARB No. 67165
- › Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture, Historic Architecture

MEMBERSHIPS

- › Architectural Foundation of San Francisco, Board Member, 2011-present
- › Society for College and University Planning (SCUP)
- › American Institute of Architects, San Francisco Chapter, Board Member and Treasurer, 2011 - present
- › American Institute of Architects National Committees: Historic Resources, Diversity, Leadership Education, Practice Management

SPECIAL AWARD

- › AIA California Council, Firm of the Year, 2006

RELEVANT PROJECT EXPERIENCE

- › Stanford University, Historic Row Houses Renovation, Stanford, CA
- › Garrett Hall, Existing Building Rehabilitation, University of Virginia
- › California Institute of Technology, Linde + Robinson Lab, New Center for Global Environmental Science, Pasadena, CA
- › Walking Box Ranch, UNLV, Preservation Master Plan, Searchlight, NV
- › Goldman School of Public Policy, New Construction and Existing Building Rehabilitation, UC Berkeley, CA
- › University of Arizona, Preservation Master Plan, Tucson, AZ
- › Angel Island Immigration Station, Restoration and Interpretation, Angel Island, San Francisco Bay, CA
- › Oregon State Hospital, Restoration of Multiple Buildings, Salem, OR
- › Carnegie Mellon University, West Coast Campus, Adaptive Reuse of Historic Buildings, Moffett Federal Air Field, CA
- › Presidio of San Francisco, Planning & Architectural Services, San Francisco, CA
- › Stanford University, Archaeology Building Renovation, Stanford, CA
- › Fort Ord, East Garrison, Adaptive Reuse of Historic Military Buildings for Use as Artist Studios, Monterey, CA
- › Sunset Center for the Arts, Expansion and Rehabilitation, Carmel, CA

LECTURES

- › Speaker: "Preservation or Demolition? Taking Stock of Post-War Capital Assets." SCUP Pacific Regional Conference. Vancouver, BC April 2008.
- › Speaker: "Military Base Closures and Conversion - Bio-Regionalism, Urbanism, Green Space, and Environmental Impact." 7th International Symposium on Asia Pacific Architecture. University of Hawaii and Tongji University, Shanghai, Schools of Architecture. Honolulu, June 2007.
- › Speaker: "Connecting Preservation Planning to Overall Campus Strategic Planning." SCUP Pacific Regional Conference, Long Beach, March 2006.

HONORS & AWARDS

- › Preservation Award, National Trust for Historic Preservation, Ten-Year Seismic Strengthening Program, Stanford University, CA, 2000

ACADEMIC / COMMUNITY INVOLVEMENT

- › University of Hawaii - School of Architecture, Adjunct Faculty
- › LEAP Sandcastle Event, Architects in the Schools program, San Francisco

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City & County of San Francisco

Name of Commissioner Ellen J. Johuck

Date of Appointment: March, 2012

Date Term Expires: Dec. 31, 2016

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume. Attached.



Ellen Joslin Johnck, RPA

Environmental and Cultural Resources Permitting, Planning and Management

Education

--M.A. Cultural Resources Management, Sonoma State University, Rohnert Park, CA

--Master's Certificate studies in urban and regional planning, University of California, Berkeley

--B.A., Political Science, Elmira College, Elmira, NY

Credentials

Register of Professional Archaeologists (RPA)

S. F. Mayor appointee to S. F. Historic Preservation Commission

Appointee of CA Governors to the California Coastal Commission, North Central Region (1972-1983) and elected Chairman (1982-83)

Candidate for the Nomination of Assistant Secretary of the U. S. Army for Civil Works (Senator Dianne Feinstein) (1998;2009)

Instructor, University of California at Berkeley Ext, Department of Landscape Architecture, "The Cultural Landscape: Preservation and Sustainable Practice"

Certifications

WBE-LBE in Federal CCR, State of CA. OSBCR Women Owned Small Business; City/County S.F.

Years' Experience: 50

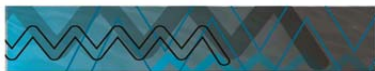
Professional Profile in Cultural Resources Management (CRM) Archaeology

Ellen Johnck, principal of Ellen Joslin Johnck, RPA, a sole proprietor, provides project consultant services for environmental and cultural resources permitting, planning and management. These services also include government and community relations and integrate political, legislative and project funding strategies. She is a mayoral appointee to the City of S.F.'s Historic Preservation Commission.

As a U. S. Registered Professional Archaeologist, Ellen is authorized by the U. S. Secretary of the Interior to practice archaeology with a specialty in cultural resources management (CRM). Her qualifications include knowledge of and implementation of the requirements for cultural resources identification, evaluation, and mitigation (Phases I, II and III) under the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA).

In addition these qualifications cover knowledge of the other primary laws governing cultural resources evaluation and compliance, e.g. the National Environmental Quality Act (NEPA), the Archaeological Resources Protection Act (ARPA), and the U. S. Department of the Interior's National Park Service's Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER) and the Historic American Landscape Survey (HALS) programs, and the Native American Graves Protection and Repatriation Act (NAGPRA) and other local, state and federal laws and regulations mandating related environmental evaluations including mitigation.

Her academic, intern and practical experience in CRM since award of a master's degree in 2008, is in analysis of historic cultural materials and report writing; cultural landscape studies; project excavation and survey team member; and cultural resources' research tasks and surveys in the projects and settings listed below.



Ellen Joslin Johnck, RPA

Environmental and Cultural Resources Permitting, Planning and Management

- **City of Larkspur Sanitation District and Kennedy-Jenks/ Integral Consulting remediation project. December, 2016-ongoing:** Johnck is a subconsultant performing tasks for the CEQA-required cultural resources documentation and evaluation. This includes confirmation of cultural, historical and archaeological findings in previous records and new research as needed; convene tribal consultation, and provide content for the Initial Study and mitigation measures as needed. The archaeological site under investigation in the Study area is a midden CA-MRN-255h as well as a few other pre-historic sites including an historic site the Remillard Brick yard.
- **CA-MRN-67 (September-October, 2012):** This site in Marin County is one of the 400+ shell middens in San Francisco Bay first identified by archaeologist, Nels Nelson, in 1900. I was an employee on the historic resources' documentation team of Holman & Associates. Work involved excavation and documentation of the Native American Miwok habitation site under the supervision of the tribe's descendants, the Federated Indians of Graton Rancheria.
- **Historical American Landscape Survey (HALS) documentation for China Camp Heritage Village, China Camp State Park, San Rafael, CA (2012-present)** is, the last remaining Chinese shrimp harvesting village in San Francisco Bay and in California. This is a volunteer project supported by HALS of Northern California (halsncc.org); California Department of Parks and Recreation and Friends of China Camp.
- **South San Francisco Bay Salt Pond Restoration Project: South Bay Salt Pond Restoration Project (SBSPRP)** California, San Mateo, Santa Clara and Alameda counties (2004-present): The SBSPRP is a 15,100 acre restoration project and is the largest tidal wetland restoration project on the West Coast. SBSPRP was initiated in 2002 with the announcement by the property owner, Cargill, of its intent to sell the property to the state and federal government for wetland restoration purposes. For the SBSPRP's cultural resources evaluation tasks (NHPA, NEPA and CEQA compliance), Ellen's tasks were:
 - Conducted the Cultural Resources Survey, cultural assessment and mitigation recommendations for the Resource Management Plan with the EDAW team.
 - Wrote Master's Thesis: "The South Bay Salt Pond Restoration Project: A Cultural Landscape Approach to the Resource Management Plan" which is a primary document for the cultural resources inventory, historic context, significance statement and landscape treatment recommendations.



Ellen Joslin Johnck, RPA

Environmental and Cultural Resources Permitting, Planning and Management

- Invited to consult with the USFWS regarding master's thesis recommendations for the cultural landscape treatment plan which has formed the basis for the USFWS' submission to State Historic Preservation Office for determination of eligibility of portions of the 15,100 acres to the National Register of Historic Places.
- Compiled the material for and was the interviewee for an historical interpretive audio tour which is now featured on the website for the San Francisco Bay Wetland Joint Venture: www.sfbjv.org.
- **A Cultural Resource Study and Supplemental Recording for CA-LAK 1260 and 286. UC Davis' McLaughlin Reserve at Lake, Napa and Solano counties, California (2005-06).**

Ellen was Project Coordinator as a member of the Anthropological Studies Center team based at Sonoma State University, Rohnert Park, CA for CA-LAK 1260 and 286.

Ellen performed surveying and recording tasks for petroglyphs and other cultural materials now stored and recorded in the Archaeological Studies Center and Northwest Information Center, respectively.

- **Benton District Historic Resources Survey and Inventory in Santa Rosa, CA.** (2005-06) Ellen was a member of the survey team led by Diana Painter, Architectural Historian, and Ph.D. Tasks included conducting the Historic District survey plus writing the nomination for Benton District's eligibility for the National Register of Historic Places and the California Register of Historic Sites.

Publications

2008 Johnck, Ellen The South San Francisco Bay Salt Pond Restoration Project: A Cultural Landscape Approach to the Resource Management Plan, Sonoma State University, Rohnert Park, CA

2014 Laura A. Watt and Ellen Joslin Johnck, "The Bay Area's Solar Salt Industry--An Unintended Conservationist", In *California History*, Vol. 91, Number 2, pp. 40-47 ISSN 2327-1485, Regents of the University of California

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Richard Johns

Date of Appointment: 03/03/2015 Date Term Expires: 12/31/2018

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 X Yes No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

RICHARD S. E. JOHNS

Law Offices Of Richard S. E. Johns

57 POST STREET, SUITE 604
SAN FRANCISCO, CALIFORNIA 94104
(415) 781-8494
TELECOPIER (415) 397-0792
e-mail: RSEJohns@yahoo.com

Education	1971:	J.D., University of California, Hastings College of the Law.
	1968:	B.A., University of California, Santa Barbara, English Major, with emphasis on the history of Elizabethan plays.
Memberships	State Bar of California, American Bar Association, San Francisco Bar Association. Admitted before all Federal District Courts in California and the Ninth Circuit Court of Appeals. Formerly a member of the Illinois State Bar; former Director of Congregation Beth Sholom, San Francisco; Concordia-Argonaut Club of San Francisco; Friends of Mountain Lake Park; Planning Association of the Richmond; Friends of Recreation & Parks.	
Honors	2006 to 2010	President of the San Francisco Museum and Historical Society
	2002 to 2004	President of the San Francisco Bay Area Chapter of the American Jewish Committee
	2002:	Mayor's Task Force on the San Francisco Old Mint
	1987 to date:	Rated AV by Martindale-Hubbell; Listed in Directory of Preeminent Counsel
	1990 to date:	Who's Who In American Law.
	1992 to date:	Who's Who Of Emerging Leaders In America.
	1994 to date:	Who's Who In America
	1994 to 1999:	Vice President of the Museum of the City of San Francisco
	1981:	Authored "Guidelines For Proof Of Concerted Action Under The Sherman Act." Eastern Trans. Law Seminar, Association of ICC Practitioners.
	1972:	Bigelow Fellow and Instructor, University of Chicago Law School. Authored "The After-Acquired Surety: Commercial Paper" 59 Calif. L. Rev. 1459 (with Roscoe T. Steffen).
	1971:	Hastings Law Journal: Board of Editors.

PROFESSIONAL EXPERIENCE

- Chairman of the Liquidation Oversight Committee in the bankruptcy of Coudert Brothers, the oldest international law firm in America, pending in the Southern District of New York.
- 1990 to 1997 was instrumental in the campaign to save the cross on Mount Davidson from destruction. As a Director of the local chapter of the American Jewish Committee and a Director of the Museum of the City of San Francisco I approached then City Attorney Louise Renne with a plan to preserve the cross by having the City publicly auction the cross, and the entire top of Mount Davidson, with no restrictions as to its future and no requirement that it be preserved.
- I have been working for over 10 years to preserve the Old Mint at 5th and Mission.
- Prepared the documentation for establishment of the leading vegan restaurant in Northern California, Millennium, including the offering materials and related contracts and agreements, such as buy-sell agreements, employment agreements, sales of stock agreements.
- Represented the California Pollution Control Financing Authority (Plaintiff) in major RICO, securities fraud, and breach of contract litigation in Los Angeles, resulting in two jury trials ending in multi-million dollar verdicts for plaintiff. The cases were based on a conduit financing by an agency of the State of California, and involved the analysis of documents in a complicated municipal bond financing, including many agreements designed to provide security for the loan and governing the operation of the garbage transfer station involved.
- Represented the owner of a \$28,000,000 apartment and commercial complex in San Francisco in several conduit financings, extensions and modifications, and re-financings through the San Francisco Redevelopment Agency, which involved review and coordination of extensive documentation for consistency and appropriateness within the transaction.
- Represented the owners of 1310, Inc, in the acquisition, operation, and later sale of a radio station located in Oakland. This involved the preparation, coordination, and review of all documents for the transactions, including the deal memoranda and documents designed

to implement the deal points, financing, licensing, approval from the FCC.

- Supervised the rewriting of the By-laws and CC&Rs of homeowners association of an historic condominium development at 1001 California Street, San Francisco, and the remapping of the building, to prevent the re-occurrence of litigation that had been brought among the owners due in part to conflicts and inconsistencies in the governing documents and resolutions adopted by various boards of directors.
- As general counsel for the various entities that were collectively known as The San Francisco Cannery, represented the owner in two multi-million dollar financings and eventually the sale of the property, which required preparation and review of extensive and complicated documents for consistency and appropriateness. Over a period of approximately 15 years was responsible for the documentation of numerous leases and documentation to maintain the historical integrity of The Cannery. Prepared the agreements by which The Cannery sold naming rights to Del Monte Corporation.
- Assisted former Mayor Willie L. Brown, Jr. in analyzing a proposed San Francisco Paratransit Program, including a proposed contract between The City and County of San Francisco Municipal Railway and GPS Data Solutions to provide the equipment and services to implement that program, and objections that the taxicab industry been raised to the contracting process, including asserted inconsistencies and conflicts in documents, statements, and the contracting process.
- Supervised and coordinated the preparation of documents to implement the development of real estate and financing of equipment acquisition, as an attorney with the Atchison, Topeka & Santa Fe Railway Company, which became Santa Fe Industries, a diversified transportation, real estate, and natural resources company.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Diane Matsuda

Date of Appointment: 02/26/2013

Date Term Expires: 12/31/2016

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Diane Miyeko Matsuda
c/o John Burton Foundation
235 Montgomery Street, #1142
San Francisco, CA 94104
Tel: (415) 305-5438
Email: diane@johnburtonfoundation.org

Summary of Qualifications:

I am a native San Franciscan with a strong interest in the preservation of the various social, cultural and ethnic communities that exist in this unique and extraordinary City.

Through my professional and community experience, I have been able to raise a statewide interest in promoting local community pride as well as providing residents with a deeper understanding and investment of the environment surrounding them.

Education

Juris Doctorate	UC Hastings College of the Law (1989) San Francisco, CA Bar No: 152391
Bachelor of Arts	University of San Francisco (1986) San Francisco, CA Double Degree in Sociology and Government
Trimester Abroad	Sophia University (1984) Tokyo Japan Emphasis on Meiji History
Preservation Leadership Training	National Trust for Historic Preservation (2004) Course in Astoria, Oregon

Work Experience

Executive Director 7/08-Current	John Burton Foundation San Francisco, CA 94104 Work directly Board Chair to create new programs to assist homeless youth, foster youth and former foster youth. Responsible for overall administration of office in addition to conducting an annual grant program.
------------------------------------	---

Executive Officer
4/04-7/08

California Cultural and Historical Endowment (CCHE)
Sacramento, CA 95814

Responsible for the creation, implementation and administration of a **new state agency** specifically dedicated to the preservation of cultural and historical resources in the State of California.

Over \$128 million in bond monies was distributed over a four year period to approximately 120 local communities across the state to further preserve and enhance cultural and historical assets, particularly in areas where such resources have been overlooked or underrepresented.

Program Director
1/99-4/04

California Civil Liberties Public Education Program (CCLPEP)
Sacramento, CA 95814

Responsible for the implementation of AB1915, the California Civil Liberties Public Education Act which authorized funding to be distributed through a competitive grant process to individuals, nonprofit organizations and local entities who are interested in creating programs about the Japanese American experience immediately before, during and after World War II.

A summary of significant projects created with CCLPEP funding includes:

- Landmarks** in the three remaining Japan towns in CA that accurately depicts the history and culture of those particular communities.

- Walking tour of historic **Japan town markers** in San Francisco

- Reintroduction of film, "Farewell to Manzanar" to the general public and all local public libraries across the State.

- Creation of a symphonic piece, "Manzanar" conducted by Maestro Kent Nagano, formerly of the Berkeley Symphony.

- Major support for the passage of **SB307**, the California Japan town Preservation Bill.

Coordinator for
International Relations
1/98-1/99

California International Relations Foundation
Sacramento, CA

Created the first CA-Japan Scholars Program
between the State of California and Prefecture of
Osaka to send high school students to and from
Japan.

Coordinator
8/92-9/97

Osaka International House Foundation
Osaka Japan

Employed as the sole foreign employee of a
city owned and operated foundation dedicated to the promotion
and advancement of international relations at the citizen level.

Responsibilities include working with diplomatic staff from various
nations; translation of documents; interpretation and initiation of
programs for foreign visitors and residents.

Other Activities

Advisory Committee Member-California Civil Liberties Public Education Program (CCLPEP)

Cultural Tour Coordinator-Japanese Cultural and Community Center of Northern
California

Board Member-Japantown Foundation

References

Susan Hildreth

Former State Librarian of California

Senator John Burton (ret)

President Pro Tem
California State Senate

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Jonathan Pearlman

Date of Appointment: 3/12/13

Date Term Expires: 12/31/16

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 x Yes

 No

Summarize you qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

JONATHAN PEARLMAN

1159 Green Street, #4
San Francisco, CA 94109
V: 415.537.1125 x101
C: 415.225.3973
jonathan@elevationarchitects.com

Curriculum Vitae, February 2017

CAREER (In San Francisco since 1989)**Principal and Founder, ELEVATIONarchitects, 1995 - present**

ELEVATIONarchitects (EA) is a small architecture firm that specializes in residential, commercial, historic and non -profit projects throughout the San Francisco Bay Area with a primary focus in the San Francisco Bay Area. Our current work includes the recently completed renovation and rehabilitation of the Hibernia Bank Building (San Francisco Landmark 130) and the renovation and adaptive reuse of the Alexandria Theater on Geary Boulevard.

Founder, Director, The AIDS/HIV Life Center 1990-98

I worked with the minister of Trinity United Methodist Church which had burned down in 1981 to create a community services building for people with AIDS and HIV at 2099 Market Street, at the corner of 16th and Noe Streets in San Francisco. Although our efforts to build a new building did not come to fruition, we succeeded in securing all of the entitlements for the project, worked with many AIDS service organizations and helped foster new organizations including Under One Roof, the Life Conference Center and Positive Resource. In addition, under the auspices of the AIDS/HIV Life Center, Jonathan managed the renovation of the Bank of America building at 400 Castro Street at Market for the AIDS Health Project. His role included: grant writing (Community Development Block Grant), Board relations, staff and office management and architect for agency facility improvements.

Senior Designer, RMW Architects, 1989-91

As a staff member of RMW Architects, I was the Project Designer responsible for the renovation design of Temple Emanu-el and the entry portico to the California Academy of Sciences in Golden Gate Park. For the Temple project, we worked with original linen drawings by the firm of Bakewell and Brown, the architects of San Francisco City Hall, with Bernard Maybeck, who acted as a design consultant. We derived much of the interior design directly from Maybeck's plaster designs that had never been executed.

EDUCATION

Bachelor of Arts, Tufts University, Medford, Massachusetts, 1980

Major: Art and Architectural History

Master of Architecture, University of Texas at Austin, 1984

COMMUNITY WORK

Board Member

- | | |
|--|----------------|
| • Positive Resource | 1991-1994 |
| • The AIDS/HIV Life Center | 1995-1998 |
| • Philanthropy By Design | 1998-1999 |
| • Landmark Preservation Advisory Board | 2002 |
| • The Los Altos Neutra House | 2008 - present |
| • Historic Preservation Commission | 2013 - present |

Community Member

- National Trust for Historic Preservation
- SPUR: San Francisco Planning and Urban Research Association
- Residential Builders Association
- California Preservation Foundation
- Docomomo: Documentation and Conservation of Buildings of the Modern Movement

VOLUNTEER WORK

- The Arc* Member of the Housing Committee to seek housing opportunities for people with developmental disabilities. Assisted in securing two Section 811 grants for \$2.5 million each. (2009-2011)
- Los Altos Neutra House* Executive Committee for the saving and adaptive reuse of Richard Neutra designed home. Created Speaker Series, Film Series, modern home tour, community fund raising events and instructor in summer Design Camp (2008-present)
- Positive Resource:* One of the founders of the organization in 1991. Managed the program 1991-94. Designed office and coordinated furniture and material donations (1998 -99)
- Asian & Pacific Islander Wellness Center:* Programming merger of GAPA HIV Program and Asian AIDS Project. Designed and coordinated construction of new office space at 730 Polk Street (1996-97)
- AIDS Health Project:* Coordinated the effort to convert the Bank of America building at 400 Castro Street into an AIDS/HIV Community Center for the AIDS Health Project. Raised \$175,000 for renovation; designed and coordinated the construction. (1992-94)
- The NAMES Project:* Volunteered in the workshop 1988 - 1992. Participated in the National Display of the AIDS Memorial Quilt in Washington D.C. in 1988 and 1989

HISTORIC STUDY AND ARCHITECTURE (in San Francisco, 1989 – present)

- Member of the San Francisco Landmark Preservation Advisory Board, 2002
- Panel Presentation at the 2003 California Preservation Foundation Conference: Social and Cultural Landscapes: Landmarks of the Gay, Labor and Japanese Communities Panel Discussion with Tim Kelly and Gerry Takano, 2004
- Research and writing of landmark nomination for 2362 Market Street, the Jose Theater and home of the AIDS Memorial Quilt. Approved in 2004 as Landmark No. 241
- Article 10 Committee: Evaluation and updating of Planning code section to the historic built environment 2002-2003

Historic Resource Evaluation Reports

Research and authored Historic Resource Evaluations based on CEQA requirements for community, commercial and residential buildings 2005 - 2011

- The Harding Theater, 616 Divisadero Street, 2005-2006
- The Alexandria Theater, 5400 Geary Boulevard, 2006
- 1746 Post Street, 2006
- 56 Ringold Street, 2009
- 3525 Pacific Avenue, 2010
- 1576 Market Street, 2005, revised 2011

Historic Projects

Lead architect for commercial and institutional buildings that are historic resources:

- Temple Emanu-el, 2 Lake Street (project designer for RMW Architects) (1989-91)
- California Academy of Sciences (project designer for RMW Architects) (1990-91)

- Hamm's Building, 1550 Bryant Street (various projects) (2001-2003)
- AHP Center at 400 Castro Street (1993-95)
- Ninth Street Independent Film Center, 145 - 9th Street (2001-2002)
- Serra Preschool, 7 Funston Avenue in the Presidio (2004-2005)
- Self-Help for the Elderly, 407 Sansome Street (2007)
- Hibernia Bank Building, 1 Jones Street, SF Landmark No. 130 (2009-2016)
- Alexandria Theater, 5400 Geary Boulevard (2010-2019)

Lead architect for renovations and additions to residential buildings that are historic resources:

- * 200-202 Fair Oaks Street (The Oakley House, SF Landmark No. 192)
- 178 Randall Street
- 1847 Scott Street
- 2721 Broderick Street
- 3707, 3711 and 3715- 22nd Street
- 4031 and 4033 - 19th Street
- 2821 Steiner Street
- 2729 California Street
- 2102 Bush Street
- 2725 Filbert Street

HISTORIC RESEARCH AND WRITING (in Boston area 1978-1986)

- Tufts University, Bachelor of Fine Arts in Architectural History, 1980 Honors Thesis, "The Architecture of George Minot Dexter - Link from Bulfinch to the Back Bay"
- Articles on G.M. Dexter's work published in:
Jordy, William H., Monkhouse, Christopher P., Buildings on Paper, Rhode Island Architectural Drawings 1825-1945, Brown University, the Rhode Island Historical Society and the Rhode Island School of Design, 1982, pgs. 59-60.
- Paper Presentation on G.M. Dexter's work and the development of Brookline, the first streetcar suburb of Boston at the national convention of the Society of Architectural Historians, 1979.
- Research for National Historic Register nomination for Sacred Heart Church, East Cambridge, Massachusetts, 1979
- Research and architectural photography for articles and books by noted New England architectural historian, Margaret Henderson Floyd including:
Harvard, An Architectural History, The Belknap Press of Harvard University Press, Cambridge, Massachusetts, 1985
Architecture After Richardson: Regionalism before Modernism - Longfellow, Alden and Harlow in Boston and Pittsburgh, The University of Chicago Press, Chicago, 1994.
Henry Hobson Richardson, A Genius for Architecture, The Monacelli Press, New York, NY, 1997
- Research and assisted in the design of the first searchable database of historic architectural drawings for MassCOPAR: Massachusetts Committee on the Preservation of Architectural Records, 1978-1980.
- Research assistant to Margaret Henderson Floyd for historic evaluation of the Custom House Tower in Boston (1849 and 1915) for adaptive reuse (Marriott Hotel, completed in 1994), 1986.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government San Francisco
Name of Commissioner Andrew Wolfram
Date of Appointment: March 4, 2015
Date Term Expires: December 31, 2018

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 X Yes No

Summarize you qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Andrew Wolfram, AIA, LEED AP

Curriculum Vitae

330 Chattanooga Street, Apt 1
San Francisco, CA 94114
415-265-9911
andrewwolfram@gmail.com

Areas of Expertise

My work focuses on the transformation, adaptation, and preservation of significant cultural buildings, landscapes, and neighborhoods. I lead complex architectural and urban design projects that range from the rehabilitation of San Francisco's oldest structure—the original Spanish adobe fort at the Presidio—to the rehabilitation of its first skyscraper, Timothy Pflueger's iconic Art Deco Pacific Telephone Building. As President of San Francisco's Historic Preservation Commission, I direct the designation and protection of the city's historic resources, serve as the City's preservation spokesperson, and promote awareness of the role that historically significant sites play in maintaining the cultural vitality of our city and neighborhoods.

Employment

2014-present	TEF Design , San Francisco, CA Principal
2008-2014	Perkins+Will , San Francisco, CA Principal Global Discipline Leader, Preservation + Adaptive Reuse Practice Western Regional Leader, Social Responsibility Initiative
1999-2008	SMWM , San Francisco, CA Director, Preservation + Adaptive Reuse Practice
1993-1998	Buttrick, White & Burtis , New York, NY Associate
1988-1993	Cecil Pierce & Associates , New York, NY Associate
1985	Università Degli Studi di Napoli Federico II , Dipartimento di Architettura, Naples, Italy Research Assistant

Education

2005-present	Italiano Certificazione, Istituto Italiano Scuola , San Francisco, CA
1988	Master of Architecture, Columbia University , Graduate School of Architecture, Planning and Preservation, New York, NY
1986	Paris Architecture Program, Columbia University , Paris, France
1985	Bachelor of Arts, Columbia University , Columbia College, New York, NY
1983-1984	Columbia College Oxbridge Scholars Program, Cambridge University , Clare College and Department of Architecture, Cambridge, England

Professional Service

- 2009-Present **San Francisco Historic Preservation Commission**, San Francisco, CA
President, 2014-present
Vice-President, 2012-2014
Commissioner, 2009-2012
I was appointed by Mayor Gavin Newsom in 2009 and re-appointed by Mayor Ed Lee in 2010 and 2014. The Historic Preservation Commission is responsible for the designation and protection of San Francisco's historic resources. Under my tenure, the Commission has embarked on a comprehensive citywide survey of historic resources, created a legacy business registry for the protection of non-physical cultural assets, and implemented broad outreach and historic interpretation efforts.
- 2014-Present **Lambda Alpha International, Golden Gate Chapter**, San Francisco, CA
Vice-President, Programs Chair, and Annual Gala Committee Chair
Lambda Alpha is a global network for top professionals in all fields related to the use and development of land. As Programs Chair, I organize our monthly program of distinguished speakers.
- 2013-Present **California Preservation Foundation**
Trustee, 2015-present
Education Program Committee, 2013-2015
CPF provides statewide leadership, advocacy and education to ensure the protection of California's diverse cultural heritage and historic places. As Trustee, I focus on development and fundraising efforts.
- 2004-2009 **DOCOMOMO US, Northern California Chapter**
President
Docomomo NOCA is a membership organization that endeavors to increase public awareness of the Modern Movement, and to preserve and promote the study, interpretation and protection of its architecture, landscape, and urban design. As President, I expanded membership, undertook numerous advocacy campaigns, and oversaw the development of our programs, events, and tours.
- 1996-2001 **DOCOMOMO US**, New York, NY
Secretary and Director
Docomomo US is the United States chapter of Docomomo International, a non-profit organization dedicated to the documentation and conservation of buildings, sites, and neighborhoods of the modern movement. As Secretary, I oversaw membership expansion and coordinated the development of regional chapters.

Professional Affiliations

- 2005-present **Italian Cultural Institute**, San Francisco, Member
- 2004-present **San Francisco Bicycle Coalition**, Member
- 2000-present **SPUR**, San Francisco, CA, Member
- 2000-present **San Francisco Architectural Heritage**, Member
- 1996-present **DOCOMOMO International**, Member
- 1994-present **American Institute of Architects (AIA)**, Member

Registrations/Certifications

California

Licensed Architect C27838

New York

Licensed Architect 022742

LEED Accredited Professional, Building Design and Construction,
Certificate 10063176, U.S. Green Building Council

California Safety Assessment Program, CA DSW Volunteer 77169

Projects in Progress

- 2016 **Kresge College Renewal, University of California**, Santa Cruz, CA
Principal-in-Charge, TEF Design (In collaboration with Studio Gang)
The expansion and renewal of Charles Moore's iconic postmodern college
- 2016 **California High-Speed Rail Station Planning**, San Francisco, Millbrae, San Jose,
Gilroy, and Merced, CA
In collaboration with HNTB. Principal-in-Charge, TEF Design
The development of planning and site concepts, and integration of historic stations
- 2015-present **PG&E Larkin Street Substation**, San Francisco, CA
Principal-in-Charge
The expansion of a modern-era substation, the new structure will be net-zero energy, with a design concept evocative of the power grid
- 2014-present **Ghirardelli Square Renovation Projects**, San Francisco, CA
Principal-in-Charge
A series of projects to renovate multiple historic buildings at this iconic complex to accommodate new tenants
- 2014-present **Mission Armory Adaptive Reuse**, San Francisco, CA
Principal-in-Charge
The conversion of the massive historic drill court into an entertainment venue, and the adaptation of the National Guard barracks structure into a mixed-use building

Built Projects

- 2016 **Swiss Consulate and Swissnex Headquarters**, San Francisco, CA
Principal-in-Charge
The adaptive reuse of a historic waterfront pier for exhibition, event, workshop, and office space for two Swiss Government entities
- 2016 **Bay Area MetroCenter**, San Francisco, CA
Principal-in-Charge (at Perkins+Will)
The adaptive reuse and seismic retrofit of a 500,000 sf Army warehouse to house the new headquarters of government agencies focused on regional planning, transportation, and air quality

Andrew Wolfram, AIA, LEED AP
Curriculum Vitae

- 2015 **Presidio Officers' Club Rehabilitation**, San Francisco, CA
Principal-in-Charge
The transformation and seismic retrofit of a historic complex that includes the oldest building in San Francisco—the original Spanish adobe fort—to house the Presidio Heritage, Events, and Education Center
- 2015 **Tenderloin Museum**, San Francisco, CA
Principal-in-Charge
This museum features interactive exhibitions, a cafe, and a performance space, all devoted to uncovering the hidden history of the Tenderloin neighborhood
- 2014 **140 New Montgomery**, San Francisco, CA
Principal-in-Charge
The \$100M rehabilitation, transformation, and seismic retrofit of San Francisco's first skyscraper—the landmark Art Deco Pacific Telephone Building designed by Timothy Pflueger—into a state-of-the-art facility for high-tech companies
- 2014 **Chevron Administration Building Rehabilitation**, Richmond, CA
Principal-in-Charge
The seismic retrofit and rehabilitation of Standard Oil's original Italian Renaissance Revival headquarters
- 2012 **Presidio Archaeology Center**, San Francisco, CA
Principal-in-Charge
The adaptive reuse and seismic retrofit of five historic structures and the construction of a new connecting building to create a campus that houses laboratories, outdoor field work areas, galleries, collection storage, and offices
- 2010 **Public Health Hospital Adaptive Reuse (Presidio Landmark Apartments)**, San Francisco, CA
Principal-in-Charge
The \$85M adaptive reuse and seismic retrofit of a long-defunct historic hospital complex into multi-family apartments and related amenities
- 2010 **Pixar Digital Animation Production Building**, Emeryville, CA
Principal-in-Charge, Perkins+Will (in collaboration with Allied Works)
A new building designed to be compatible with the surrounding historic brick factories and warehouses
- 2002 **San Francisco Ferry Building Rehabilitation**, San Francisco, CA
Project Architect
The adaptive reuse and seismic retrofit of the iconic landmarked Ferry Building into a mixed-use, food-centric marketplace, office, and transportation center
- 1998 **Trinity School New Middle School Building and Athletics Complex**, New York, NY
Project Architect
The construction of a new Middle School building, gymnasium, and athletics complex on Trinity's historic campus on Manhattan's Upper West Side. The project also included the renovation of the landmarked Annex Building

Urban Design, Feasibility, and Planning Studies

- 2013 **Bay Bridge Gateway Park**, Oakland, CA
Principal-in-Charge

Andrew Wolfram, AIA, LEED AP
Curriculum Vitae

- 2012 **Blue Wing Adobe Strategic Plan**, Sonoma, CA
Principal-in-Charge
- 2010 **Sacramento Intermodal Transit Facility**, Sacramento, CA
Principal-in-Charge
- 2010 **Los Angeles River Revitalization, Piggyback Yards**, Los Angeles, CA
Principal-in-Charge, San Francisco Office (in collaboration with Michael Maltzan)
- 2009 **San Jose Diridon High-Speed Rail Station**, San Jose, CA
Principal-in-Charge
- 2008 **Slow Food Nation Master Plan**, San Francisco, CA
Project Director
- 2008 **Washington Navy Yard Reuse Plan (Southeast Federal Center)**, Washington, D.C.
Adaptive Reuse Expert
- 2007 **Lower Sproul Student Center Concept Plan**, University of California, Berkeley, CA
Project Director
- 2006 **Hearst Memorial Gymnasium Vision Plan**, University of California, Berkeley, CA
Project Director
- 2006 **Santa Fe Cathedral Master Plan**, Santa Fe, NM
Project Manager
- 1996 **First Presbyterian Church Master Plan**, New York, NY
Project Architect

Cultural Resource Studies

- 2016 **Asilomar State Park Historic Structure Reports on two Julia Morgan buildings and four John Carl Warnecke complexes**, Asilomar, CA
Principal-in-Charge (in collaboration with Architecture + History)
- 2010 **Presidio Officers' Club Historic Structure Report**, San Francisco, CA
Editor and Principal-in-Charge
- 2010 **Fulton-Nassau Historic Design Guidelines**, New York, NY
Historic Architect
- 2007 **Public Health Service Hospital Cultural Landscape Assessment**,
San Francisco, CA
Project Manager
- 2005 **Fort Scott Cultural Landscape Assessment**, San Francisco, CA
Project Manager
- 2006 **Hearst Memorial Gymnasium Historic Structure Report**,
University of California, Berkeley, CA
Project Director

Design Awards

- | | |
|------|---|
| 2016 | California Preservation Foundation Design Award
Presidio Officers' Club |
| 2016 | Engineering News-Record Award for Best Renovation/Rehabilitation
Bay Area MetroCenter |
| 2015 | California Governor's Award for Historic Preservation
Presidio Officers' Club |
| | AIA San Francisco Merit Award
140 New Montgomery Street |
| 2014 | California Governor's Award for Historic Preservation
140 New Montgomery Street |
| 2013 | National Trust Advisory Council on Historic Preservation,
Award for Preservation Partnerships
Public Health Hospital Rehabilitation |
| | Engineering News-Record, Award for Best Renovation/Rehabilitation
140 New Montgomery Street |
| | San Francisco Business Times Awards, Best Rehabilitation
140 New Montgomery Street |
| 2011 | California Preservation Foundation Design Award
Public Health Hospital Rehabilitation |
| | California Governor's Award for Historic Preservation
Public Health Hospital Rehabilitation |
| | AIA San Francisco, Merit Award
Public Health Hospital Rehabilitation |
| | Building Design + Construction, Reconstruction Gold Award,
Public Health Hospital Rehabilitation |
| 2010 | California Preservation Foundation Design Award
Hearst Memorial Gymnasium Historic Structure Report |
| 2009 | California Preservation Foundation Design Award
Fort Scott Cultural Landscape Assessment |
| 2004 | AIA National, Design Excellence Award
San Francisco Ferry Building |
| | AIA California Chapter, Honor Award
San Francisco Ferry Building |
| | AIA San Francisco, Honor Award
San Francisco Ferry Building |
| | California Preservation Foundation Design Award
San Francisco Ferry Building |
| 2003 | National Trust for Historic Preservation, Design Excellence Award
San Francisco Ferry Building |

Andrew Wolfram, AIA, LEED AP
Curriculum Vitae

- 1995 **Envisioning East New York Design Competition**, New York Architectural League,
with Louise Harpman and Jeremy Erdreich

Fellowships

- 1989 **William F. Kinne Post-Graduate Traveling Fellowship**
"From Excavation to Construction: Early Hindu Temples of the Chalukya and Pallava
Dynasties in South India"

Conferences Organized

- 2007 **California Preservation Foundation Conference, Hollywood, CA**
Conference Planning Committee
- 2006 **California Preservation Foundation Conference, Sacramento, CA**
Conference Planning Committee
- 2004 **DOCOMOMO International Conference, New York, NY**
Conference Planning Committee

Juries and Advisory Committees

- 2013 **San Francisco Business Times Deal of the Year Awards**
Juror
- 2012 **California Preservation Foundation Design Awards**
Juror
- 2010 **AIA Virginia Preservation Design Awards**
Juror
- 2009 **San Francisco Planning Department Working Group on Articles 10 and 11**
- 2008 **San Francisco Planning Department Advisory Panel on Golden Gate Bridge
Suicide Barriers**

Lectures, Papers and Presentations

- 2015 "Modernism on the Brink: Assessing Threats to Modern Buildings and Landscapes,"
Gateways to Preservation: New Frontiers, California Preservation Foundation
Conference, San Diego, CA
- "Looking Ahead: Improving the Performance of Preservation and Striving for
Sustainability," California Preservation Foundation Workshop, Sacramento, CA
- 2014 "Transformative Adaptations: Finding a New Life for Old Buildings," Invited Lecture,
Diablo Valley College, Walnut Creek, CA
- "Presidio Officers' Club Rehabilitation: Integrity Over the Centuries," California
Preservation Foundation Workshop, San Francisco, CA
- "San Francisco Regulations and Design Guidelines for Realtors," California
Preservation Foundation Webinar
- "Integrity in Modern Landscapes and Structures," California Preservation
Foundation Workshop, Sacramento, CA

Andrew Wolfram, AIA, LEED AP
Curriculum Vitae

- "Design Roundtable: The Process of Review," Redefining Preservation: Dialogues and Directions in Cultural Heritage, California Preservation Foundation Conference, Asilomar, CA
- 2013 Creative Transformations: The Secrets of Successful Adaptive Reuse," Invited Lecture, San Francisco Design Center Student Forum
- 2012 "The Secretary of the Interior's Standards from a Facility Management Perspective," California Preservation Foundation Workshop, San Francisco, CA
- "Design Roundtable: Tending the Crop," New Growth: Cultivating Communities, California Preservation Foundation Conference, Oakland, CA
- "Pruning a Hospital to Grow Apartments at the Presidio of San Francisco," New Growth: Cultivating Communities, California Preservation Foundation Conference, Oakland, CA
- 2010 "Rehabilitation of the Sacramento Southern Pacific Depot: Keeping a Multi-Phase Project on the Right Track," Association for Preservation Technology Conference, Denver, CO
- "Adaptive Reuse: A Major Focus in Today's Economy," CREW Conference, San Francisco, CA
- "The Presidio Landmark: A Development Case Study," USC Lusk Center, Ross Program in Real Estate, San Francisco, CA
- "Forgotten Modern Masters," San Francisco Architectural Heritage Lecture Series, San Francisco, CA
- 2009 "The San Francisco Ferry Building: A Sustainable Success Story," Business for Social Responsibility Conference, San Francisco, CA
- "From Ranch House Tracts to Superblocks: Preserving Modern Housing," The Culture of Leisure: Rethinking the California Dream California Preservation Foundation Conference, Palm Springs, CA
- "Public Private Partnerships: Risks and Rewards," National AIA Convention, San Francisco, CA
- 2008 "Connecting People with the Waterfront: Piers 27-31 Case Study," International Waterfront Conference, Liverpool, UK
- "Modern Architecture of the San Francisco Bay Area," Invited Lecture, Palm Springs Art Museum, Palm Springs, CA
- 2006 "The Modern Movement - San Francisco," Frank Lloyd Wright Foundation Conference, San Francisco, CA
- "The Development of the Second Bay Region Style," Invited Lecture, AIA San Francisco Chapter
- 2004 "Lesser-known Modern Architects of the Bay Area," California Preservation Conference, San Francisco, CA
- 2003 "Threats to our Modern Heritage," Invited Lecture, AIA Santa Clara Valley Chapter
- 2000 "The Development of Modern Architecture in the Bay Area," Invited Lecture, AIA San Francisco Chapter

Andrew Wolfram, AIA, LEED AP
Curriculum Vitae

- "The Origins of Modernism in the Bay Area," Invited Lecture,
Berkeley Architectural Heritage Association
- 1998 "Social Housing in America: the Co-opting of Modernist Innovation," Invited lecture,
California College of Arts and Crafts
- "Social Housing in New York: The Standardization of Innovation," DOCOMOMO
International Conference, Stockholm, Sweden
- "Preserving the PSFS Building," Columbia University Graduate School of
Architecture, Planning and Preservation
- 1996 "Is It In or Is It Out: Landmarking Modern Buildings in New York," DOCOMOMO
International Conference, Bratislava, Slovakia

Tours Organized and Led

- 2012 "San Francisco Waterfront Revival," International Greenbuild Conference,
San Francisco, CA
- 2012 "Mid-Century Modern Diamond Heights," AIA-SF Architecture + the City Festival,
San Francisco, CA
- 2010 "A New Neighborhood in a National Park," AIA-SF Architecture + the City Festival,
San Francisco, CA
- 2009 "The Mid-Century City: Modernism on Cathedral Hill," AIA-SF Architecture + the
City Festival, San Francisco, CA
- 2009 "The Many Facets of Diamond Heights," DOCOMOMO North American Tour Day,
San Francisco, CA
- 2008 "Exploring Mid-Century Downtown San Francisco," AIA SF Architecture + the City
Festival, San Francisco, CA
- "Greenwood Common: A Modern Enclave," Docomomo 10th Anniversary Tour,
Berkeley, CA

Articles and Publications

- "Embracing Social Responsibility at Perkins+Will," American Institute of Architects:
Practice Management Digest, November 2011
- "The Technical Challenges of Preserving Modern Buildings," arcCA,
Issue #3, 2006
- Lee, Joseph and Wolfram, Andrew. "Hidden Treasures: Analysis and Research are
Keys to a Successful Sustainable Renovation Project," Environmental Design and
Construction, June 2010

Editorial Experience

- 1999 Editor, DOCOMOMO US Newsletter

Languages

- Fluent: Italian and Polish
Reading proficiency: French and Portuguese

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name of Commissioner/Staff Marcelle Boudreaux

Date of Appointment: 11/25/2013

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 X Yes

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

PROFESSIONAL EXPERIENCE

San Francisco Planning Department [San Francisco, CA]
Planner/Preservation Planner (November 2013 - present)

San Jose Downtown Association [San Jose, CA]
Business Development Manager (March 2013 - November 2013)

Baton Rouge Redevelopment Authority (RDA) [Baton Rouge, LA]
Program Director/Project Manager, Economic Development & Preservation Rehabilitation (November 2011 - February 2013)

Center for Planning Excellence (CPEX) [Baton Rouge, LA]
Community Planner, Economic & Community Development (May 2010 - November 2011)

Indian National Trust for Art & Cultural Heritage [New Delhi, India]
US/ICOMOS Fellow (November 2006 - February 2007)

Historic Resources Group [Pasadena, CA]
Associate Preservation Planner (November 2005 - November 2006)

City of Glendale, Community Development Department [Glendale, CA]
Planning Associate/ Preservation Planner (November 2003 - November 2005)

Community Planning Internships:
LSU School of Architecture, Office of Community Design + Development (Academic years 2007-08, 2008-09)
UCLA Department of Urban Planning, Graduate Student Researcher (Summer 2004, Fall 2004)

EDUCATIONAL BACKGROUND & TRAINING

Louisiana State University (LSU), Baton Rouge, LA
Master of Architecture, First Professional Degree (May 2010). Concentration: Historic Preservation

University of California, Los Angeles (UCLA), Los Angeles, CA
Master of Arts in Urban Planning (June 2005). Concentration: Community Development/Built Environment

University of New Orleans, New Orleans, LA
Bachelor of Science, cum laude (December 2002). Major: Marketing Minor: Management

Certification (2012) - American Institute of Certified Planners (AICP)

SKILLS

Proficiency | Mac & PC OS; MS Office; AutoCAD; Adobe InDesign, Illustrator
Working knowledge | MS Access & Project; web management/CMS, GIS

LEADERSHIP & RECOGNITION

American Planning Association, Louisiana Chapter
Associate Director - Capital Section (2012)

American Association of University Women (AAUW) Selected Professions Fellowship
Fellowship Recipient (Academic Year 2009-2010)

MEMBERSHIPS

SPUR
American Planning Association - National, Northern California, Urban Planning & Preservation Divisions
California Preservation Foundation

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name Shelley Caltagirone

Commissioner ☐ Staff ☒

Date of Appointment: N/A

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Please see attached resume. I am a qualified Architectural Historian per the Secretary of the Interior Standards for professionals with an MS in Historic Preservation and 6 years of professional experience in the field.

SHELLEY CALTAGIRONE

ACADEMIC HISTORY:

Master of Science, Historic Preservation, May 2005
University of Pennsylvania, Philadelphia, PA

Bachelor of Arts, English and Religious Studies, May 2000
University of Virginia, Charlottesville, VA

PROFESSIONAL HISTORY:

Planner III, San Francisco Planning Department, San Francisco, CA
June 2007 – present

Duties include the review of building permit and entitlement applications for conformance with CEQA, General Plan, and Planning Code requirements; historic resource review per CEQA, Section 106, and local ordinances; preparation of reports and presentations before the Planning and Historic Preservation Commissions and other City agencies; and public outreach and case mediation.

Architectural Historian, Earth Tech, New York, NY
Oct. 2006 – June 2007

Duties included the survey and evaluation of historic properties; preservation planning; Section 106 review; and preparation of condition assessments, National Register nominations, HABS/HAER documentation, and Historic Structure Reports.

Landmarks Preservation Planner, NYC Landmarks Preservation Commission, New York, NY
May 2005 – Oct. 2006

Duties included the review of specifications and drawings for building alterations and new construction within historic districts and individual landmarks throughout the five boroughs, presentations before the Commission, site inspections, technical assistance, and permit writing.

Conservation Technician, Eastern State Penitentiary Historic Site, Philadelphia, PA
Jan. 2004 – May 2005

Duties included the planning and execution of emergency stabilization projects, restorative projects, condition assessments, laboratory analysis of finishes and mortars, treatment design, architectural research, surveying, drafting, masonry reconstruction, carpentry, and window restoration.

Surveyor and Conservation Technician, Bandelier National Monument Park, Bandelier, NM
June 2003-August 2003

Duties included data collection and photographic survey of Native American cliff dwellings, graffiti mitigation, stone and plaster conservation, and masonry restoration.

Apprentice to Rynta Fourier, Architectural Finishes Conservator, Philadelphia, PA
May 2003 – June 2003

Duties included assisting in the restoration of interior finishes in a late 1800's residence, including plaster moldings and decorative painting.

Apprentice to David Blanchard, Furniture Conservator, Monterey, VA
June 2001 – Feb. 2002

Duties included assisting in the restoration of wood finishes, composite repairs, infill painting, veneer replacement and repair, and chair caning.

PROJECT LIST:

- Reform of San Francisco Planning Department CEQA review procedures regarding historical resources.
- Tappan Zee Bridge/I-287 Environmental Review, Rockland and Westchester Counties, New York. Collected cultural resource data within a 30-mile project corridor slated for highway, railway and bridge improvements at state, county, and local repositories.
- Brooklyn Navy Yard, Brooklyn, New York. Prepared HABS Level II documentation on a National Register-eligible structure.
- Tallman Island Water Pollution Control Plant, College Point, New York. Prepared HABS Level II documentation on six National Register-eligible structures.
- Eastern State Penitentiary, Philadelphia, PA. Documented, stabilized, and restored an original exercise yard, greenhouse, and synagogue in collaboration with the Fairmount Park Historic Preservation Trust.
- Washington Memorial Chapel at Valley Forge National Park, PA. Prepared an Historic Structure Report and Conditions Assessment.

COMPUTER SKILLS:

Microsoft Word, Excel, PowerPoint, Access; Adobe Photoshop, Illustrator, and InDesign; AutoCAD

PROFESSIONAL REFERENCES:

David Lindsay
Planner IV, Neighborhood Planning
San Francisco Planning Department
(415) 558-6393
david.lindsay@sfgov.org

Allison Rachleff
Senior Architectural Historian
Earth Tech, Inc.
(212) 798-8598
allison.rachleff@earthtech.com

Sarah Carroll
Director of Preservation
New York City Landmarks Preservation Commission
(212) 669-7817
scarroll@lpc.nyc.gov

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name of Commissioner/Staff Stephanie Cisneros

Date of Appointment: 6/15/2015

Date Term Expires:

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Stephanie A. Cisneros

1650 Mission Street, Suite 400, San Francisco, CA 94103
Phone: 415 575 9186 • E-Mail: Stephanie.Cisneros@sfgov.org

Education

Masters of Heritage Conservation, University of Southern California
December 2014

Graduate Certificate, University of Southern California
Certificate in Heritage Conservation
May 2013

Bachelors of Art, California State University Los Angeles
Degree in Anthropology
June 2012

Awards and Honors

USC School of Architecture Heritage Conservation Grant, 2012-2013, 2013-2014

Organizations

Member

California Preservation Foundation
April 2016 – Present

Student Member

National Trust for Historic Preservation
March 2013-Present

Experience

Preservation Planner - Planner I

City and County of San Francisco - Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

Duties: Perform entry level planning work in the collection, analysis, interpretation and presentation of city planning data in one of a variety of phases of plan development and implementation; Reviews planning activities, goals and programs; zoning ordinances, rules, regulations, policies and procedures, procedural requirements for securing consideration of application requests, and federal and state environmental requirements and procedures; Presents information orally and in writing to city agencies, Commissions, property owners, developers, community organizations and the general public by answering questions, providing assistance, responding to complaints, and explaining policies; conducts surveys and interviews to obtain data required for planning, zoning and environmental review; conducts research studies and assists in formulating recommendations by collecting, recording, organizing and analyzing technical, physical, economic, social and statistical data; provides, at the Planning Information Center (PIC), general and specific planning information in a professional and courteous manner regarding land-use designations, and Planning Code requirements, distribute documents and applications, perform intake of plans and application submittals, and approve some application and plans for over-the-counter permits; assisting the public with the public computers, and referring them to other agencies or departments for answers, if needed; Performs environmental review for small to medium size projects, consistent with

the requirements of the California Environmental Quality Act (CEQA) and local regulations and procedures; application of judgment regarding potential environmental impacts, coordination with technical experts on the relevant topics of environmental review, and preparation of written environmental determinations consolidating relevant information; and communication with project sponsors, members of the public and interested stakeholders regarding environmental.

June 2015 - Present

Assistant Planner (Temporary)

City of West Hollywood

8300 Santa Monica Blvd., West Hollywood, CA 90069

Duties: Assists in overseeing and completing various planning tasks including: providing planning information (historic preservation, permit processes, zoning regulations, regulatory policies, etc.) to interested parties through regular interaction at the counter; conducting research and disseminating findings; reviewing blue prints, sketches and applications for permit approval; and logging in plans and assuring necessary components are present.

Manages planning cases, assuring compliance with ordinances, guidelines, acts, and the General Plan.; correspondence with the public and applicants regarding application requirements; rendering decisions regarding planning projects; and presenting cases to governing bodies with recommendations for approval/disapproval. Prepares complex, routine and non-routine reports as requested utilizing a variety of software; receives, sorts, and summarizes material for the preparation of reports; prepares work reports and staff reports.

Interacts with a variety of individuals, both internally and within the community to provide information, distribute departmental information and assist in resolving administrative issues. Performs specialized research and statistical work on assigned subjects for staff and management.

March 2015-May 2015

Planning Intern

City of West Hollywood

8300 Santa Monica Blvd., West Hollywood, CA 90069

Duties: Assist in the daily administration of historic preservation, current and advanced planning, urban design, land use and CEQA. Assist in application review and customer service for current planning and Historic Preservation applications. Provide analysis, research and preparation of staff reports for various projects including but not limited to: Mills Act Contracts; Nominations for Designation as a Cultural Resource; and Certificates of Appropriateness. Assists with the City's Mills Act Program, including monitoring property work plans. Assist with the development of the Certified Local Government Program Annual Report (2012-2013 & 2013-2014) and Grant Application (2014-2015). Compile, organize, process and analyze data for the preparation, completion and presentation of assigned projects and reports. Conduct field investigations and surveys. Prepare written reports, basic research, respond to public inquiries and prepare maps and graphics. Update City Website and participates in other projects as assigned.

October 2013-March 2015

Historic Resources Analyst, Level 2E (Temporary, Part-Time)

Sapphos Environmental, Inc.
430 North Halstead Street, Pasadena, CA 91107

Duties: Assisting with the production of a Department of Parks and Recreation (DPR) form for the documentation of a mid-century modern building located on tribal land in Palm Springs, California. This property was not subject to the California Environmental Quality Act or Section 106 of the National Historic Preservation Act because of its location on Native American land. Specifically, I conducted research about the property and the architect(s) with whom the property's original design and later alterations are associated.

Assisted in the documentation of a Mid-Century Modern middle school in Marina del Rey designed by notable architect Paul R. Williams. Duties included taking photographs of significant historic features such as buildings, layout, and landscaping. The purpose of documentation was to be a reference for a new proposed development on the site.

Assisted in a design review analysis of a large development in the foothills of Sierra Madre. Duties included reviewing each individual design for compatibility or incompatibility with two historic properties located in the immediate vicinity.

June 2014 – March 2015

Intern

Historic Preservation Partners
419 Concord Ave., Monrovia, CA 91016

Duties: Assisting with National Register and Historic Cultural Monument nomination applications, and Mills Act applications. Assisting with historical research pertaining to architecture, architects, and Southern California as they related to active applications and projects.

Project Accomplishments: National Register of Historic Places nomination for property in Altadena, passed and approved April 2014.

September 2012-September 2013

Qualifications

Secretary of the Interior's Professional Qualification Standards for Architectural History:

1. Two years of Heritage Conservation studies (including research and writing) at the University of Southern California with courses taken in American architectural history
2. Submission of a Master of Heritage Conservation thesis to the USC School of Architecture titled, "Culture, History, and Gentrification: Conserving Latino-Oriented Legacy Businesses in San Francisco's Rapidly Changing Mission District," September 2014

Continuing Education

Real Estate Principles (3 units)

City College of San Francisco, Spring 2017

Skills

Exceptional listener and communicator who effectively conveys information verbally and in writing; Analytical thinking; Computer literacy with proficiency in extensive software that covers a wide variety of applications (Microsoft Office, ArcGIS Software, Adobe Photoshop and Pro); Cultural sensitivity and awareness; Planning and organizational skills; Highly adaptable and flexible; Dedicated and optimistic; Dependability and reliability; Self-motivated; and Eager to learn.

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name of Commissioner/Staff Shannon Ferguson

Date of Appointment: 1/12/2015

Date Term Expires:

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 X Yes

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I meet the US Secretary of the Interior's Professional Qualifications Standards for History and Architectural History. I hold a Bachelor of Arts in history from the University of California, Los Angeles and a Master's of Fine Arts in Historic Preservation from Savannah College of Art & Design. I have over nine years of full-time experience in research, writing, and interpretation of history, architectural history, and restoration architecture at a professional institution and have made a substantial contribution to the body of scholarly knowledge in the field of history and architectural history through research and publication.

Shannon M. Ferguson

2264 15th Street, San Francisco, CA 94114 • (415) 264-9529 • shannon_ferguson@hotmail.com

PROFESSIONAL EXPERIENCE:

SAN FRANCISCO PLANNING DEPARTMENT: Historic Preservation Planner (January 2015-present)

- Manage Mills Act Program
- Conduct public meetings
- Write landmark designation reports
- Perform archival research
- Implement and manage historic plaque program
- Present at public hearings
- Staff Public Information counter
- Review projects for CEQA compliance
- Review projects for conformance with *Secretary of the Interior's Standards*
- Advise project sponsors on appropriate treatment of character-defining features

CHATTEL, INC.: Historic Preservation Associate (2006-2008, Los Angeles) and Senior Historic Preservation Associate (February 2009 – January 2015, San Francisco)

- Founder and manager of Chattel's San Francisco office
- Manage projects and keep track of project budgets
- Supervise and train new associates
- Manage company-wide marketing efforts
- Write monthly e-newsletter and blog posts
- Prepare National Historic Landmark and National Register nominations
- Prepare historic resource assessments
- Prepare condition assessment reports with preservation recommendations
- Determine eligibility for listing in the National or California Registers
- Perform reconnaissance and intensive level surveys
- Review projects for CEQA compliance
- Prepare federal Historic Preservation Certification Applications
- Prepare City of Los Angeles Historic-Cultural Monument applications for local landmark designation
- Prepare Mills Act Historical Property contracts for Los Angeles and San Francisco
- Write specifications for salvage and protection of historic artifacts, wood sash windows and masonry restoration
- Participate in design collaboration/review with project architects
- Review projects for compliance with *Secretary of the Interior's Standards*
- Advise clients on appropriate treatment of character-defining features
- Advise on Section 106 compliance
- Write and implement mitigation measures
- Respond to requests for proposals and qualifications
- Perform independent archival research
- Conduct conservation research on appropriate treatments and replacement materials
- Perform construction monitoring

CAREY & CO. (San Francisco, CA): On-Call Architectural Historian (April 2009- March 2011)

- Prepared historic resource evaluation for properties located in Pleasanton
- Determined eligibility for listing on the California and National Registers
- Conducted reconnaissance and intensive level historic resource surveys and prepare DPR 523 A and B Forms for Glen Park, Parnassus Heights and Mount Sinai neighborhoods
- Performed archival research

Shannon M. Ferguson

2264 15th Street, San Francisco, CA 94114 • (415) 264-9529 • shannon_ferguson@hotmail.com

PAGE & TURNBULL (San Francisco, CA): Architectural Historian (June 2008-January 2009) and On-Call Architectural Historian (August 2010- March 2011)

- Prepared Supplemental Information Form for Historical Resource Evaluation
- Prepared Certificate of Appropriateness Applications
- Prepared historic resource evaluations
- Advised clients on entitlements process
- Prepared DPR 523B forms for Downtown Napa, CA
- Prepared Federal Historic Preservation Certification Applications
- Prepared National Register Nomination forms
- Evaluated projects for conformance with the *Secretary of the Interior's Standards*
- Reviewed projects for compliance with CEQA
- Performed archival research
- Responded to requests for proposals and qualifications

KELLEY & VERPLANCK (San Francisco, CA): On-Call Architectural Historian (February 2009 – May 2010)

- Prepared Historic Structure Report for Hibernia Bank Building, San Francisco, CA
- Prepared National Register Nomination form for Sacred Heart Church, San Francisco, CA
- Prepared Supplemental Information Form for Historical Resource Evaluation
- Conducted historic resource survey and prepare DPR 523 A and B Forms for San Mateo County
- Prepared DPR 523 B Forms for Hunter's Point and Market/Octavia Survey Areas
- Reviewed projects for compliance with CEQA
- Analyzed projects for Section 106 compliance
- Performed archival research
- Performed physical evaluation of historic buildings
- Identified historic materials

MAINE PRESERVATION (Portland, ME): Internship (Summer 2005)

- Conducted research and site visits for the 10th Annual Most Endangered Property Program
- Author and photographer for Maine Preservation News
- Designed brochures, logos and display materials for clients including the Spires Club and the Sacred Spaces Conference

RESTORATION RESOURCES (Alna, ME): Internship (Summer 2005)

- Preserved and restored historic homes under the direction of preservation professionals
- Performed hands on construction restoration techniques, such as wood siding restoration and wood sash window rehabilitation

LOMINACK, KOLMAN SMITH ARCHITECTS (Savannah, GA): Assistant (Spring 2005)

- Performed general bookkeeping duties using QuickBooks
- Researched architectural history of buildings undergoing restoration

EDUCATION:

SAVANNAH COLLEGE OF ART & DESIGN (Savannah, GA)

- Master of Fine Arts, Historic Preservation (June 2006)
- Study Abroad Program, Lacoste, France (Fall 2005), studied international conservation philosophies and performed traditional historic building techniques to rehabilitate an 18th century limestone fountain.
- Lifetime member of Sigma Pi Kappa

Shannon M. Ferguson

2264 15th Street, San Francisco, CA 94114 • (415) 264-9529 • shannon_ferguson@hotmail.com

UNIVERSITY OF CALIFORNIA, LOS ANGELES (Los Angeles, CA)

- Bachelor of Arts, History (June 1997)

PROFESSIONAL QUALIFICATIONS:

- Secretary of the Interior's Professional Qualifications Standards in History and Architectural History

PROFESSIONAL SKILLS:

- Fluency in reading and interpreting architectural plans, construction documents and specifications
- Knowledge of historic preservation law and California historical building code
- Familiar with building science and building envelope issues
- Solid knowledge of architectural styles and elements
- Experienced in performing traditional historic building techniques including stone masonry, plastering, limestone conservation, wood sash window rehabilitation and wood clapboard restoration
- Photoshop, Illustrator, InDesign, PageMaker, Quark XPress, PowerPoint, Publisher, Acrobat Professional, Word, Excel, Outlook, FileMaker Pro; some Access, AutoCAD, QuickBooks Pro, and GIS
- Experienced in both print and digital photography, studio lighting and darkroom skills.
- Co-founder www.funcheap.com, a San Francisco-based website of affordable, fun and unique Bay Area events

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name Tim Frye

Commissioner ☐ Staff ☒

Date of Appointment: 4/24/06

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

 No

 x Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Timothy M. Frye

San Francisco Planning Department, 1650 Mission Street, Suite 400 San Francisco CA 94103
phone: 415-575-6822 e-mail: tim.frye@sfgov.org

Education

School of the Art Institute of Chicago, Chicago, IL
Master of Science, Historic Preservation: 2004

DePaul University, Chicago, IL
Bachelor of Arts, Public Policy: Urban Studies: 2001
Minor: Art History

Experience

San Francisco Planning Department, San Francisco, CA

Historic Preservation Officer, 4/10 – present

Supervise and coordinate work assignments of the Preservation Team for compliance with the Planning Code, the Secretary of the Interior's Standards, and City policies. Supervise and coordinate the review of land use applications such as Certificates of Appropriateness, Permits to Alter, Landmark Designations, Environmental Evaluations, and Mills Act Contracts; and the review of cases associated with San Francisco's role as a Certified Local Government; Provide technical support and coordinate the assignment of CEQA-related and NEPA-related projects; Supervise staff and consultant work on the Landmark Designation Work Program and the Citywide Survey of Cultural Resources and monitor staff's adherence to project schedules and work products; Represent the Department and the Historic Preservation Commission at the Board of Supervisors, the Planning Commission, the Board of Appeals, and other City departments, agencies, and review bodies regarding Certificates of Appropriateness, Permits to Alter, Landmark Designations, and other entitlements as necessary; Serve as the Department's staff to the Historic Preservation Commission with responsibilities of preparing and coordinating the agenda and representing the Planning Department at the Commission hearing on a bi-monthly basis.

San Francisco Planning Department, San Francisco, CA

Planner III, Historic Preservation Technical Specialist, 4/06 – 9/10

Processed and reviewed permit applications and architectural plans to ensure compliance with the Planning Code and conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Coordinated and analyzed projects for compliance with the CEQA, with emphasis on historic resources. Section 106 review and other work related to the City's status as a Certified Local Government. Worked on a variety of complex land use entitlements such as Variances, Conditional Uses, and Certificates of Appropriateness. Developed preservation policies and procedures for consistency and balance with other land use priorities and policies for long range planning efforts. Developed interpretations of the *Standards* for consistent application by the Planning Department and the Historic Preservation Commission. Supervised and coordinated consultant work on historic surveys and context statements. Prepared reports, planning studies, historic resource evaluations, ordinances, motions, resolutions, and landmark designation reports. Presented and briefed a variety of City government agencies and bodies on the Planning Department's position and policies regarding land use issues. Provided public outreach and technical support on planning and preservation issues.

Chicago Department of Planning and Development, Landmarks Division, Chicago, IL

Planner IV, Preservation Planner, 7/05 – 4/06

Processed and reviewed permit applications and architectural plans to ensure compliance with Chicago Landmark Guidelines. Conducted historic surveys and research, and prepared landmark designation reports. Prepared reports, ordinances, and resolutions for City Council, the Commission on Chicago Landmarks and the Architectural Review Committee. Presented and briefed a variety of City government agencies and bodies on the Commission on Chicago Landmarks position and policies regarding land use issues. Provided public outreach and technical support on planning and preservation issues.

Building Blocks, Chicago, IL

Sales Representative, 1/05 – 6/05

Midwestern representatives for Gladding, McBean Terra Cotta Company as well as suppliers of cast stone, ornamental metals, panelized glass fiber reinforced concrete systems and fiber reinforced polyester. Evaluated field conditions. Conducted field surveys. Reviewed architectural plans for project estimating and bidding.

Chicago Department of Planning and Development, Landmarks Division, Chicago, IL

Permit Reviewer, 6/03 – 1/05

Processed and reviewed permit applications and architectural plans to ensure compliance with Chicago Landmark Guidelines. Provided public outreach and technical support on planning and preservation issues. Managed and coordinated the Landmark Awards for Preservation Excellence.

Professional Activities

Speaker, California Preservation Foundation Workshop, *Integrity: Local Preservation Ordinances and Policies*, November 2008

Program Committee Track Co-Chair & Speaker, California Preservation Foundation, Statewide Conference, Palm Springs, CA, September 2008 - May 2009

Program Committee Track Co-Chair & Speaker, California Preservation Foundation Statewide Conference, Oakland, CA, July 2011 – May 2012

Speaker, California Preservation Foundation Workshop, *Local Designation and Documentation*, November 2011
California Preservation Foundation Relator Training Workshop, *City Regulations and Design Guidelines*, June 2014

Board of Directors, National Alliance of Preservation Commissions, October 2013-Present

Training Committee Member, National Alliance of Preservation Commissions, October 2013-2015

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government San Francisco

Name of Commissioner Staff Person: Elizabeth Jonckheer

Date of Appointment: _____

Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume. See attached.

Elizabeth Gordon Jonckheer
[REDACTED]
San Francisco, CA 94114
Telephone: (415) [REDACTED]
Email: [REDACTED]

PRESERVATION EXPERIENCE

San Francisco Planning Department, San Francisco, California 2016-Present
Preservation Planner. Review discretionary permits and case applications in conformance with the City's long-range planning and policy goals, as regulated by Articles 10 and 11 of the Planning Code. Process land use applications, conduct limited environmental reviews and coordinate environmental review processes. Review building permit applications that entail the alteration of historical resources for compliance with the Planning Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the California Environmental Quality Act (CEQA).

M-Group, Town of Colma, Colma, California 2013-2015
Consultant. The Town of Colma contracted M-Group to update their existing Historic Preservation Element of the Town's General Plan. The expectations centered on a desire by the Town to improve their historic preservation program while at the same time acknowledging limited availability of time and resources to perform intensive historic preservation efforts.
Performed an assessment of the relevancy and efficacy of the existing element. Updated the historic preservation policies and objectives section of the Element to better reflect contemporary practices and encourage effective usage of available preservation incentives. A strong focus was placed on educational tools and methods of incentivizing preservation in order to reduce demands on the Town and redistribute them to encourage more community-wide preservation efforts.

M-Group, City of Petaluma Planning Division, Petaluma, California 2013-2015
Senior Planner. Reviewed historical databases, relevant local historic resource inventories, surveys, and City codes to establish goals and priorities for the identification, evaluation, registration, treatment and development of historic properties. Prepared landmark designation reports. Prepared rescission ordinance removing the local historic designation of a property.

KDI Land Use Planning, San Francisco, California 2005-2008
Consultant. Provided analysis and assistance on a variety of San Francisco development projects. Crafted historic resource evaluations and reports for Environmental Evaluation under CEQA. Advised clients on façade renovation and restoration, building preservation, and contextual new construction and additions.

San Francisco Planning Department, San Francisco, California 1996-2001
Preservation Technical Specialist and Preservation Coordinator in the Neighborhood Planning Division. Served as Preservation Coordinator and Secretary to the Landmarks Preservation Advisory Board (LPAB), planned and conducted commission meetings, and supervised the work of ten staff preservation planners. Work included reviewing landmark and historic district designation reports, applications under Articles 10 and 11 of the San Francisco Planning Code, requests for analysis from the State Office of Historic Preservation, and Section 106 federal review.

City of Santa Clara Planning Division, Santa Clara, California 1993-1995
Contract Planner. Acted as the division liaison to the City of Santa Clara/Old Quad Precise Plan Task Force. Focused on historic architectural analysis and citizen participation.

EDUCATION

San Jose State University, Graduate Department of Urban and Regional Planning, San Jose, California. M.U.P. (Master's in Urban Planning) 1995.

- Urban Planning Academic Excellence Award.
- Thesis: Planning for Conflict: Citizen Participation Guidelines

Barnard College, Columbia University, New York, New York. B.A. 1990.

- Major in Anthropology

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Justin Greving

Date of Appointment: N/A (staff to the Commission)

Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes ☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master in Architectural History with a Certificate in Historic Preservation, University of Virginia
Preservation Planner, City and County of San Francisco, December 2014 - present
Historic Preservation Consultant, Chattel, Inc. September 2008-June 2010, August 2012-November 2014
Meets the Secretary of the Interior's Professional Qualification Standards in Architectural History

Justin A. Greving

Local Address: [REDACTED]

E-mail: [REDACTED]

Mobile Phone: [REDACTED]

EDUCATION

UNIVERSITY OF VIRGINIA, Charlottesville, VA

Master of Architectural History with a Certificate in Historic Preservation, received May 2012

Received package of full funding for academic tuition during both years

Recipient of the Judy Rosson Book Award

Cumulative GPA: 3.94/4.0

UNIVERSITY OF CALIFORNIA, LOS ANGELES, Los Angeles, CA

Bachelor of Arts, received June 2007

Concentration: Art

Second Concentration: French and Francophone Studies

Cumulative GPA: 3.71/4.0

WORK EXPERIENCE

San Francisco Planning Department, Current Planning Division

December 2014 – Current, Planner III, Preservation Technical Specialist

- Review Environmental Applications to determine status as historical resource under CEQA.
- Provide design recommendations to ensure proposed projects to historical resources are in conformance with the Secretary's Standards.
- Collaborate with other Preservation Planners to ensure consistent review of proposed projects.
- Coordinate project review with current planners to ensure conformance with zoning regulations.

Chattel, Inc., Los Angeles, CA/San Francisco, CA

August 2012 – December 2014, Associate I

September 2008 – June 2010, Associate II

Cultural Resource Assessments

- Prepared reports determining eligibility of properties for listing in the National Register of Historic Places and the California Register of Historical Resources.

Design Review/CEQA Review

- Worked with developer of an elder care facility to ensure the proposed project had a less than significant impact on a locally designated stable. Collaborated to ensure the landscape plan reflected the rural nature of the property and the proposed building was compatible with the historic stable.

Mills Act Contract/Local Landmark Nominations

- Prepared successful local landmark nominations for properties in Los Angeles and Santa Monica. Prepared successful Mills Act applications for properties in Santa Monica.

PRESENTATIONS/PUBLICATIONS

"Accounting for Lady Nugent's Creole House"

Presented at the 2011 Annual Southeast Chapter of the Society of Architectural Historians Conference

Article was published in *ARRIS* vol. 13 (2012)

"Straight out of Compton: A Late Modern Building gets an Energy Upgrade"

Presented at the Getty Conservation Institute's Modern Snapshots in the Field lecture, December 8, 2015

"BART to the Future: A Tour of Modern Transit in the Bay Area"

A tour of BART stations and infrastructure led in partnership with other DOCOMOMO NoCa board members

"A New Attitude to Old Approaches: Examining Facadism"

Session presented at the California Preservation Conference, March, 2016

-presented at the Victorian Alliance monthly meeting April, 2016

-upcoming presentation as a webinar for the California Preservation Foundation, February 2017

AWARDS

Los Angeles Conservancy Preservation Award, 2013

Compton City Hall Window Reglazing Replacement

Project manager for the Compton City Hall window reglazing effort that included preparing Section 106 review for the project, and National Register eligibility-determination. Prepared findings that the building is eligible for listing in the National Register and worked with the glazing contractor to perform a federally-funded energy upgrade.

SPECIAL QUALIFICATIONS/ LEADERSHIP SKILLS

- Meets the *Secretary of the Interior's Professional Qualification Standards* in Architectural History
- President of DOCOMOMO NoCa, April 2014 - Present

Statement of Qualifications
for
Certified Local Governments Commission/Staff

Local Government City & County of San Francisco

Name of Commissioner/Staff Alexandra Kirby

Date of Appointment: 09/2014

Date Term Expires: n/a

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

ALEXANDRA KIRBY

LEED Green Associate

1650 MISSION STREET, SUITE 400

SAN FRANCISCO, CA, 94103

415 575-9133

ALEXANDRA.KIRBY@SFGOV.ORG

EXPERIENCE

March 2016 -
Present

San Francisco Department of City Planning

Preservation Compliance/Planner III

Establish best practices for common preservation-related issues

Develop trainings and guides for review efficiency for Enforcement and PIC staff

Assist public in bringing projects involving eligible historic resources into compliance with the Planning Code and Secretary of the Interiors Standards

Nov. 2013 –
March 2016

Northwest Quadrant/Planner II

Review entitlements for Planning Code compliance

Assist Historic Preservation Division in CEQA determinations and Secretary of Interior's Standards compliance

Assist general public with Planning Code interpretations and administrative approvals at the Public Information Counter and

Attend public outreach events as a Department ambassador

Sept. 2013 –
Nov. 2013

Page & Turnbull San Francisco, CA

Architectural Historian/Cultural Resources Specialist

Research and author technical reports, field research and documentation

Compile and finalize documents using InDesign, Photoshop, ArcGIS 10.1

EDUCATION

2011 – 2013

Columbia University New York, NY

Graduate School of Architecture, Planning and Preservation

Masters of Science, Historic Preservation

Thesis – *Preserving the Civic Landscapes of Isamu Noguchi*

Relevant Coursework: Sustainable Zoning & Land Use, GIS, Neighborhood Change

Recipient: Asian Cultural Council grant; Kinne Travel Fellowship

Independent Study course: Modernism in Havana, 2013

Preservation guest lecture series coordinator, *Inquiry:HP*

2011

University of Oregon Trogir, Croatia

Conservation Field School: Croatia

Documentation of dry stone construction village for Ministry Of Culture

2004-2009

University of California, Santa Cruz

Bachelor of Arts in History of Art and Visual Cultures

Dean's honors; focus on architectural history and environmental studies

Semester in Cordoba, Spain, for Spanish immersion and history studies

SKILLS

Meets Secretary of Interior's Professional Qualification Standards in Architectural History

Microsoft Office Suite; Adobe Creative Suite; ArcGIS; AutoCAD; Google SketchUp

Social Media: Instagram, Facebook, Twitter

Arts: Pottery, photography, watercolor

PAPERS/
PUBLICATIONS

- 2013 *Reassessing the Public Spaces of Isamu Noguchi*, Master's Thesis
<http://academiccommons.columbia.edu/catalog/ac%3A174935>
- July, 2014 *The Little-Known Public Spaces of Isamu Noguchi: Detroit's Hart Plaza*
DoCoMoMo US, <http://docomomo-us.org>
- April, 2013 *Mosaics of La Rampa*
Independent study course documenting historic public mosaics in Havana, Cuba
- March, 2013 *Programming of the Birmingham Central Library, UK*
October, 2012 *Preservation at Play: What can we learn from post-war playscapes?*
June, 2009 *Women in Contemporary Indian Architecture*

LANGUAGES

Intermediate/conversational Spanish
Intermediate French

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government _____ City and County of San Francisco _____

Name of Commissioner _____ Natalia Kwiatkowska _____

Date of Appointment: _____

Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Natalia Kwiatkowska

Phone 415.575.9185

Email: natalia.kwiatkowska@sfgov.org

Objective To follow my passion for urban planning, architecture and historic preservation, and pursue a career in the field of planning in a government setting to further gain experience and knowledge.

Education *School of the Art Institute of Chicago*
Master of Science in Historic Preservation
Graduation: May 2014
Graduate Thesis: "Spanish Charm in Chicago's Suburbs:
Survey of a 1920's Development in Park Ridge, IL"

University of Illinois at Chicago
Bachelor of Science in Architecture
Concentration in Art History
Graduation: May 2012

Work Experience **Planner I**, January 2015 to present
City and County of San Francisco, CA

- Review of building permit applications and variety of land use applications including variances and conditional use authorizations for conformity to the General Plan, Planning Code, Design Guidelines, Historic Preservation and all other relevant policies and processes
- Review of miscellaneous permits for referrals to other agencies
- Draft staff reports, motions, and letters as required
- Attend and participate in public hearings before the Planning Commission as required
- Staff the Public Information Center for assistance to the public
- Review of environmental evaluation applications and historic resource determinations
- Preservation review of projects to meet the Secretary of Interior Standards
- Supervise an intern during the summer internship program
- Conduct a plan check workshop during the summer internship program
- Assist in outreach and adoption of a historic resource survey
- Department Ambassador at public meetings

City Planning Intern, June 2014 to February 2015
City and County of San Francisco, CA

- Documentation and evaluation of historic mixed-use buildings in the Neighborhood Commercial Building Storefront Survey
- Records and historic research of San Francisco's architecture

Survey Intern, July 2013-August 2013
Miami Design Preservation League, Miami Beach FL

- Re-survey of the Art Deco Historic District
- Records and historic research of Miami Beach architecture

Skills Software proficiency:

- GIS, AutoCAD, Revit, Rhinoceros & SketchUp
- Adobe: Illustrator, Photoshop, InDesign & Acrobat
- Microsoft: Word, PowerPoint & Excel

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City & County of San Francisco

Name M. Pilar LaValley

Commissioner ☐ Staff ☒

Date of Appointment: N/A

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master's of Science in Historic Preservation; 9 years of professional experience in architectural history and preservation planning

M. Pilar LaValley, LEED AP

Employment History

City & County of San Francisco, 11/2007-Present (40 hours/week)

SURVEY COORDINATOR (10/2016-PRESENT)

- Develop historic resource survey methodologies, surveys, and context statements for citywide survey
- Prepare historic resource documentation and the integration of survey findings into publicly-accessible database
- Develop and implement public outreach strategy for survey
- Develop and complete and survey pilot to test methodologies.

PLANNER III/PRESERVATION TECHNICAL SPECIALIST (11/2007-9/2016)

- Review building and land use permit applications
- Determine eligibility of properties for listing on the National, California, or local historic registers
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)
- Make presentations to Historic Preservation Commission, Planning Commission, and Board of Supervisors
- Review and comment on California Environmental Quality Act environmental review documentation
- Review and comment on draft staff reports
- Assist in development and implementation of planning policies and procedures

Positions involve: project management skills; application of local land use, zoning, and General Plan regulations; application of National, State, and local historic designation criteria; application of the Secretary's Standards; knowledge of historic preservation laws and regulations; ability to convey technical information in writing; communication with property owners, preservation advocates, and government agencies.

Chattel Architecture, Preservation & Planning, Inc., 8/2004-9/2007 (40 hours/week)

SENIOR ASSOCIATE (6/2006-9/2007)

ASSOCIATE (8/2004-6/2006)

- Survey and assess potential eligibility of properties for listing on the National, California, or local historic registers
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)
- Prepare National Register nominations and supporting documentation
- Prepare California Environmental Quality Act environmental review documentation
- Prepare Federal Investment Tax Credit applications
- Prepare municipal preservation plans and ordinances
- Prepare proposals, scopes of work, project budgets, and responses to Requests for Proposals
- Manage project budgets, schedules, and scopes of work
- Contribute to grant proposals
- Provide administrative assistance in preparing invoices and managing grants

Position involved: application of National, State, and local historic designation criteria; application of the Secretary's Standards; knowledge of rehabilitation tax credit program requirements; knowledge of preservation laws and regulations; knowledge of historic resource survey methods; ability to conduct primary research; knowledge of historic construction techniques; digital and 35mm photography; writing and editing; report layout and formatting; communication with developers, preservation advocates, and government agencies.

Allegheny East Conference of Seventh Day Adventists, 1/2003-9/2003 (5 hours/week)

HISTORIC PRESERVATION CONSULTANT

- Conduct historic research and analysis
- Compose National Register nomination and prepare supporting documentation

Position involved: ability to successfully apply the National Register criteria for designation; ability to conduct primary research; 35mm black and white photography; writing and editing; communication with the property owner and State Historic Preservation Office; ability to set and meet deadlines.

M. Pilar LaValley, LEED AP

National Trust for Historic Preservation & National Park Service, 2/2003-7/2004 (5-10 hours/week)

HISTORIC PRESERVATION CONSULTANT

- Survey and assess the physical condition of a National Historic Landmark building
- Identify and describe active deterioration mechanisms in physical fabric
- Make recommendations for preservation
- Conduct historic research
- Document, through research and physical examination, building's physical development
- Write Condition Assessment Report and Property History Report
- Manage project schedules and accounting/billing for time and costs

Position involved: ability to assess the physical condition of historic buildings; ability to conduct primary research; ability to convey technical information in writing; knowledge of historic construction techniques; digital photography; writing and editing; report layout and formatting; communication with property stewards and grant managers.

Historic Preservation Office, State of New Jersey, 9/2001-7/2003 (10-20 hours/week)

INTERN – SECTION 106

- Conduct research and respond to requests for technical assistance
- Review and comment on NHPA, Section 106 documentation
- Review and edit reconnaissance-level and intensive-level countywide architectural surveys
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)

Position involved: ability to understand maps, architectural and construction plans; application of National Register criteria; application of the Secretary's Standards; knowledge of applicable preservation laws and regulations; knowledge of resource survey methods; writing and editing; communication with applicants.

Philadelphia Support Office, National Park Service (Student Temporary Employment Program), 6/2001-12/2002 (20-40 hours/week)

ARCHITECTURAL TECHNICIAN

- Provide technical support for the National Historic Landmarks Program, Challenge Cost Share Grant Program, and the HABS/HAER/HALS Program
- Prepare HABS/HAER/HALS documentation for transmittal to the Library of Congress
- Conduct architectural survey of a National Historic Landmark property (18+ buildings)
- Conduct architectural survey of eastern Pennsylvania portion of the Lincoln Highway for Special Resource Study (170+ resources)

Position involved: primary research; writing on architectural, historical, and preservation topics; knowledge of HABS/HAER/HALS documentation requirements; knowledge of resource survey methods.

Education

2009	LEED AP certification
2000-2002	University of Pennsylvania, Graduate School of Fine Arts MS in Historic Preservation – Preservation Planning
1992-1996	University of Michigan, Residential College BA Social Science – Environmental Studies and Urban Planning
1994	University of Michigan, Biological Field Station Natural History Writers Program

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government __City and County of San Francisco_____

Name of Commissioner/Staff Frances M. McMillen_____

Date of Appointment: __08/15/2016_____

Date Term Expires:_____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

FRANCES M. MCMILLEN

440 42nd Street • Oakland, CA 94609 • 202-276-5001 • fmm6e@virginia.edu

EXPERIENCE

HISTORIC PRESERVATION TECHNICAL SPECIALIST

SAN FRANCISCO PLANNING DEPARTMENT

August 2016 to the present

- Review building permit applications that entail alterations to historic resources for compliance with the Planning Code, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other relevant historic preservation and urban design policies
- Prepare and develop a Department position on a variety of preservation related applications, including Certificate of Appropriateness, Determinations of Major and Minor alterations in downtown zoning districts, and Permits to Alter
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act
- Attend
- Participate in public hearings before the Historic Preservation Commission and other review bodies as required
- Provide public outreach on preservation incentives including landmark designation processes under the Planning Code, state, and federal levels, Mills Act property tax reduction, State Historic Building Code, and technical assistance about general permit processes

HISTORIC PRESERVATION SPECIALIST

DISTRICT OF COLUMBIA HISTORIC PRESERVATION OFFICE

December 2012 to July 2016

- Reviewed and evaluated building permit and concept design applications for alterations and new construction in accordance with local and national historic preservation principles, regulations, and practices
- Determined the compatibility of proposed building modifications and new construction and presented staff recommendations to the Historic Preservation Review Board at their monthly hearings
- Monitored large and small scale projects from start to finish to ensure appropriate and approved materials and methods of construction are in use
- Researched the history of buildings and sites with projects or landmark designation under consideration
- Developed and maintained effective working relationships with residents, city and elected officials, business owners, preservation partner organizations, architects and building trade professionals
- Consulted and collaborated with District of Columbia and federal agencies on projects with shared jurisdiction

LANDSCAPE HISTORIAN

CULTURAL LANDSCAPES PROGRAM

National Park Service, National Capital Region

September 2009 to December 2012

- Conducted field surveys, evaluated physical condition and integrity of contributing features, prepared reports and plans to support cultural landscape preservation
- Managed, prepared, and authored multiple cultural landscape inventories on inadequately documented landscapes within the National Capital Region

- Performed primary and secondary research at the National Archives, Library of Congress, and local historical societies, libraries, government agencies, and repositories
- Determined the significance of sites using National Register criteria
- Collaborated and consulted with regional and park staff, including landscape architects, archeologists, and resource managers on research methods and project goals, cultural landscape preservation concerns, and development of treatment options in accordance with the Secretary of the Interior's Standards
- Researched, authored, and edited historic context chapters of cultural landscape reports
- Reviewed and edited National Register nominations, cultural landscape inventories and reports, historic structure reports, web content, and correspondence using the Chicago Manual of Style and National Park Service style guides
- Authored web content for the National Park Service's Cultural Landscape Program website

ARCHITECTURAL HISTORIAN

HISTORIC ARCHITECTURE PROGRAM

National Park Service, National Capital Region

October 2008 to August 2009

- Surveyed, inventoried, and performed condition and integrity assessments of historic structures located in the National Capital Region, including Prince William Forest Park, Antietam National Battlefield, Chesapeake & Ohio Canal National Historical Park, and Fort Washington Park
- Conducted primary and secondary research on buildings and properties located within the region's parks
- Created, edited, and updated entries in the park service's List of Classified Structures (LCS) database

ARCHITECTURAL HISTORY RESEARCH FELLOW

St. Elizabeths Hospital

June 2007 to August 2009

- Conducted primary research on the history and development of St. Elizabeths Hospital
- Active member of the working group tasked with the re-establishment of a museum at the hospital
- Located more than 200 St. Elizabeths' artifacts at government agencies, museums and other institutions and assisted in their return to the hospital
- Researched the identities of individuals buried in the hospital cemetery
- Conducted buildings and grounds surveys for historic objects
- Consulted designers, historians, former and current hospital staff members and patients, concerning the creation of a new hospital museum

INTERN

CULTURAL LANDSCAPES PROGRAM

National Park Service, National Capital Region

June 2008 to August 2008

- Conducted primary and secondary research on Columbus Plaza, a historic site adjacent to Union Station in Washington, DC
- Conducted site analysis and evaluation of Columbus Plaza utilizing National Register criteria
- Completed Cultural Landscape Inventory of Columbus Plaza

Research Assistant
Frederick Law Olmsted Papers
University of Virginia
January 2008 to June 2008

- Researched sources, provided references and supporting materials for the annotated letters and documents selected for volume eight of Frederick Law Olmsted's papers
- Conducted interviews and reviewed secondary and primary source material

EDUCATION

University of Virginia Charlottesville, VA	<i>Master of Architectural History</i> <i>Historic Preservation Certificate</i>	2008
Smith College Northampton, MA	<i>Bachelor of Arts</i> <i>American Studies</i>	1996

Statement of Qualifications
for
Certified Local Governments Commission/Staff

Local Government City and County of San Francisco

Name of Staff Susan Parks

Date of Appointment: 3/3/2013

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 X Yes

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Susan Parks

Professional Experience

City of San Francisco, Planning Department

Planner II, Preservation Technical Specialist, March 2013-present

Assess projects for conformance with the Secretary of Interior's Standards and local requirements. Assist with preservation- and planning-related questions at the Planning Information Center. Review and comment on consultant-prepared historic context statements and survey products

Preservation Planning Intern, June 2012 - January 2013

Developed neighborhood historic contexts. Assisted with historic resources surveys and Historic Resource Evaluations. Photographed, researched and developed walking tours for the City's eleven historic districts.

National Trust for Historic Preservation, Midwest Office, Chicago

Graduate Assistant, January - November 2011

Answered public's email inquiries regarding grants, nominations, and duties of the Trust. Assisted with grants administration. Planned and organized state fundraising conference. Collaborated with Program Officer to develop conference objectives, content, speakers and format; Maintained communication with Planning Committee members regarding progress, updates, meeting minutes and agendas; Acted as lead project point person while coordinating venues, consultants and committee members.

School of the Art Institute of Chicago, Historic Preservation Program

Teaching Assistant, January - May 2011
HPRES 5010, Restoration Design Studio

Assisted with teaching responsibilities and demonstrations for second-semester HPRES drafting studio. Supervised and critiqued students on projects such as design guidelines, new-construction infill design, adaptive re-use and facade restorations. Assisted students with hand sketching and presentation development. Served as instructor during professor's absences.

Teaching Assistant, September - December 2011
HPRES 5008, Physical Documentation Studio

Assisted with teaching responsibilities and demonstrations for first-semester HPRES drafting studio. Students created ink-on-mylar scaled drawings of Howard van Doren Shaw's historic Second Presbyterian Church, which were submitted to the Library of Congress.

Chicago Architecture Foundation

Research Intern, Summer 2010

Conducted archival research for an expansion of the CAF's most visited attraction "The Model City" exhibit. Determined past decades with significant growth patterns for an expanded model city exhibit. Tracked major development of this corridor to 1880s skyscraper growth and 1960s urban renewal projects.

Shapiro & Company Architects, Inc. (Memphis, TN)

Architectural Designer, June 2006 - August 2009

Created schematic designs, design development and construction documents for residential additions and renovations. Managed projects by overseeing jobsites, general contractors, and subs. Collaborated with project teams throughout the design and building process, from schematic design through design development and construction documentation. Developed interior and exterior finishes, space planning, code research, design guidelines and marketing documents. Developed interior architectural details, millwork, casework, floor and ceiling patterns for custom single-family residences.

Education

School of the Art Institute of Chicago

M.S. Historic Preservation

The University of Memphis

B.F.A. Art/Interior Design

Certifications

National Council for Interior Design Qualification

Certificate No. 25557

LEED (Leadership in Energy & Environmental Design)

Green Associate

Capabilities

Computer: AutoCad, Adobe Photoshop; Adobe InDesign; Adobe Illustrator, SketchUp, Microsoft Office Suite; GIS

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government _____ San Francisco Planning Department _____

Name of Commissioner _____ Desiree Smith (staff) _____

Date of Appointment: _____ 7/18/2016 _____

Date Term Expires: _____ NA _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

____X____ Yes

____ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Desiree Smith, Planner II (Qualified Professional per the Secretary of the Interior Standards: Historic Preservation)

As a preservation planner with the San Francisco Planning Department, Desiree helps carry out project management, research, writing, and outreach tasks related to Article 10 Landmarks and Historic Districts. Previously, she worked at San Francisco Heritage where she oversaw the development and execution of preservation projects such as historic context statements, national register nominations, and community-driven documentation and conservation initiatives.

She also served as a spokesperson to the Historic Preservation Commission, Planning Commission, and Board of Supervisors and provided preservation technical assistance to neighborhood organizations and members of the public.

Desiree received an M.S. in Planning from the University of Arizona and an A.B. in

Desiree Smith

Planning, Preservation, Public Policy

mobile
email
address



•

July 2016-
Present San Francisco Planning Department
[Preservation Planner](#)

Research and write historic context statements, landmark designation nomination reports, conduct community outreach, project manage consultant-led historic district nominations, review and comment on preservation planning documents submitted to Department

Jan.-July 2016 San Francisco Heritage
[Deputy Director](#)

Responsibilities progressed from preservation projects to administrative leadership. Advance public policy in historic preservation best practices. Serve as a spokesperson before public commissions, legislative bodies, and community groups.

Oct. 2014- [Senior Project Manager](#)

Dec. 2015 Manage preservation planning projects working with consultants, community members, city, state, and federal agencies. Contribute to research and writing of Landmark nominations and historic context statements. Monitor policies and development proposals advancing through City planning process for compliance with CEQA and federal preservation standards.

Sept. 2011- [Preservation Project Manager](#)

Sept. 2014 Procure and administer grants. Manage preservation easement program. Develop and implement collaborative preservation projects. Lead outreach in culturally diverse communities.

Sept. 2009-
May 2010 College of Architecture, Landscape Architecture, and Planning at the University of Arizona
[Research Assistant](#)

Conducted research related to land use, development patterns, and planning policies along the U.S. - Mexico border.

•

2009-2011 University of Arizona
[M.S. Planning](#)

2003-2007 University of Georgia
[A.B. Sociology & Women's Studies](#)

Computer Skills

Constant Contact
Excel
Illustrator
InDesign
Photoshop
PowerPoint
WordPress

•

Knowledge & Skills

Community Engagement
Diversity & Equity
Grant Administration
Historic Preservation
Oral History Interviews
Public Policy
Program Development
Project Management
Proposal Writing
Public Speaking
Research
Writing & Editing

Other Experience

2008-2009 SCF Arizona - Policy Contact Center Representative
2007-2008 Hands On Georgia - AmeriCorps Member
Summer '07 U.S. Department of Commerce, Census Bureau - Intern
Summer '06 National Science Foundation - Undergraduate Research Fellow

•

Awards

Governor's Award for Historic Preservation for "Sustaining San Francisco's Living History: Strategies for Conserving Cultural Heritage Assets," a San Francisco Heritage policy paper
2015

Arizona Planning Association, Student Project Award for graduate capstone project, "Open Space Plan Element for the Town of Sahuarita, Arizona"
2012

American Institute of Certified Planners (AICP) Outstanding Planning Student Award
2011

Friends of Planning Book Award
2011

•

Professional Development

NALAC Advocacy Leadership Institute, National Association of Latino Arts and Cultures, Washington D.C.
April 2015

NALAC Leadership Institute, National Association of Latino Arts and Cultures, San Antonio, TX
July 2013

ROHO Advanced Oral History Institute, Regional Oral History Office, University of California at Berkeley, CA
Aug. 2012

Summer Short Courses in Heritage Conservation, School of Architecture, University of Southern California, Los Angeles
July 2012

•

Service

Co-Chair, Latinos in Heritage Conservation
Volunteer, 2016 California Preservation Conference Planning Committee, California Preservation Foundation
Advisory Board Member for "Latinos in 20th Century California Historic Context Statement," California Office of Historic Preservation

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Rich Sucre

Commissioner ☐ Staff ☒

Date of Appointment: December 2010

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Richard Sucre

San Francisco Planning Dept, 1650 Mission Street, 4th Floor
San Francisco, CA 94103
richard.sucre@sfgov.org; 415-575-9108

WORK EXPERIENCE

San Francisco Planning Department, San Francisco, California Planner III/Historic Preservation Technical Specialist

Dec 2010 – Present

Responsibilities: Review of historic preservation and planning work in the Southeast Quadrant, including Certificates of Appropriateness; Historic Resource Evaluations; CEQA Compliance; Project Review and Advice; Analysis per the Secretary of the Interior's Standards for Rehabilitation; Large Project Authorizations; Conditional Use Authorizations; Variances; Building Permit Review; Section 106 Review/Compliance.

Page & Turnbull, Inc., San Francisco/Los Angeles, California Associate/Senior Architectural Historian

Oct 2003 – Dec 2010

Responsibilities: Leader in Cultural Resources Studio; Responsible for oversight, direction, and quality control of approximately ten staff members; project manager for large-scale survey projects and marketing/business development coordinator for potential studio projects. Also responsible for individual and/or district determinations of eligibility and evaluation of potential projects involving historic resources. Project types included: Historic Resource Evaluation Reports; Historic Structure Reports; HABS Documentation; Federal Tax Credit Applications; National Register Nominations; Section 106; Historic Landscape Reports; Environmental Impact Report Consultation; California Environmental Quality Act (CEQA) Analysis; Secretary of the Interior's Standards Analysis; and Historic Resource Surveys.

Notable Project(s): SurveyLA Pilot Surveys and Year 1 Group 1 (Sunland-Tujunga/Hollywood); Lookout Studio Historic Structure Report (Grand Canyon National Park, Arizona); Mission Area Plan and SOMA Area Plan Historic Resource Surveys (Reconnaissance-level survey of approximately 3,500 resources); NASA Ames Research Center Space Shuttle Assessment; UCSF UC Hospital HABS documentation; and Piers 15-17 Historic Resource Evaluation Report (for proposed Exploratorium Relocation).

Information on specific projects can be provided upon request.

National Park Service, Historic American Engineering Record Historian

June 2003 – Sept 2003

Responsibilities: Field survey, digital photography, architectural description and research of a wide variety of resources located around the original Ford Piquette Plan.

Primary Project(s): Survey and research on the Milwaukee Junction Area, Detroit, Michigan.

US/ICOMOS, Summer Internship Program in Valletta, Malta Summer Intern

May 2002 – Aug 2002

Responsibilities: Field survey, digital photography, architectural description and research of residential/commercial properties.

Primary Project(s): Update of the 1927 historical properties list for the capital city of Valletta .

Collins Gordon Bostwick Architects, Cleveland, Ohio Intern Architect

May 2000 – Aug 2001

Responsibilities: Architectural drafting and model making

Primary Project(s): Cleveland Clinic Foundation Heart Center (Schematic Design), Cleveland, Ohio, Programmed and test-fitted existing departments, as well as created and edited presentation drawings.

Richard Sucre

San Francisco Planning Dept, 1650 Mission Street, 4th Floor
San Francisco, CA 94103
richard.sucre@sfgov.org; 415-575-9108

Managed space planning through pre-design and schematic design phases; Edited programming booklet, which included responsibilities for image; Manipulation, text editing, booklet graphics and overall design.

RELEVANT EXPERIENCE

University of Virginia, School of Architecture, Teaching Assistant

Architectural History 100, Introduction to History of Architecture Spring 2003
For Professor Cammy Brothers, conducted weekly review sessions, exam grading, project advisory and class administration.

Architecture 102, Lessons in Making Spring 2003
For Professor Sanda Iliescu, assisted teaching architectural design; taught weekly discussion section and created class webpage.

Computer Technologies, Graduate Student Computer Technology Support Fall 2001 – 2002
For Professor Eric Field, taught workshops on Adobe Photoshop, Adobe In-Design, and Macromedia Dreamweaver;

Architectural History 203/503, Survey of Modern Architecture Spring 2002
For Professor Catherine Zipf, conducted weekly review sessions, exam grading, project advisory and class administration.

EDUCATION

University of Virginia, Charlottesville, Virginia Aug 2001 – May 2003
Masters of Architectural History and Certificate of Historic Preservation

University of Michigan, Ann Arbor, Michigan Aug 1996 – May 2000
Taubman College of Architecture and Urban Planning
Bachelor of Science in Architecture and Bachelor of Arts in History of Art

EXTRACURRICULAR

California Preservation Foundation 2006 to Present
2009 to Present, Board of Trustees
2008, 2009 and 2012 Co-Chair, Conference Programs Committee

Northern California Chapter of the Society of Architectural Historians 2005 - 2010
Preservation Officer and Treasurer

Haas-Lilienthal House 2003 - 2009
Docent - Led tours of San Francisco's only Victorian House Museum

US/ICOMOS Annual Symposium 2007
Organization Committee – Assisted in the organization of the annual symposium in San Francisco.

COMPUTER SKILLS

Highly Proficient in AutoCAD, Adobe Photoshop 7.0, Quark 4.1, Adobe PageMaker, Adobe In- Design, Macromedia Dreamweaver 4.0, Microsoft Applications (Word, PowerPoint, Excel) and Adobe Illustrator.

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Tina Tam

Commissioner ☐ Staff ☒

Date of Appointment: March 2000

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

TINA B. TAM

Education:

- 1993-1997 MASTERS IN ARCHITECTURE**
Georgia Institute of Technology, Atlanta, Georgia
- MASTERS IN CITY PLANNING**
Georgia Institute of Technology, Atlanta, Georgia
- 1990-1993 BACHELOR OF CITY AND REGIONAL PLANNING**
California Polytechnic State University, San Luis Obispo, California.
Cum Laude
-

Work Experience:

City and County of San Francisco Planning Department, San Francisco, CA
Senior Preservation Planner, September 2010 - Present

- Provide support to the Director of Neighborhood Planning in conducting research and analysis, fact and information gathering, and coordination with interdepartmental staff for work related to human resources, personal, budget and finance.
- Supervise the Preservation Technical Specialist in environmental review during the preparation of historic resource evaluation responses that analyze the potential impacts to an historical resource of a proposed project under the California Environmental Quality Act (CEQA).
- Provide "quality control" on the Preservation Unit's work products by reviewing all case reports for Section 106 reviews, National Register of Historic Places nomination, historic resource evaluation responses, Interim Permit Review Procedures for Eastern Neighborhood, letters, survey findings and reports.
- Attend public hearings (HPC, BOS, etc.) as Department representative on Cat Ex appeals, EN Interim permit review procedures, NR nominations, Section 106 reviews, review and comment of Draft EIRs, etc.

City and County of San Francisco Planning Department, San Francisco, CA
Preservation Coordinator, March 2009 – September 2010

- Supervised and coordinate all work assignment of the 11 member Preservation Team, including review of building permit applications that entail the alteration of historical resources for compliance with the Planning Code, the Secretary of the Interior's Standards, and the California Environmental Quality Act; the review of land use applications such as Certificates of Appropriateness, Permits to Alter, Landmark Designations, Environmental Evaluations, and Mills Act Contracts; and the review of cases associated with San Francisco's role as a Certified Local Government, for example Section 106 reviews, and nominations to the National Register of Historic Places.
- Supervised the Comprehensive Citywide Survey of Cultural Resources and monitor staff's adherence to project schedules and work products.
- Served as the Department's liaison to the Historic Preservation Commission with responsibilities of preparing and coordinating the agenda and representing the Planning Director at the Commission hearing on a bi-monthly basis.

City and County of San Francisco Planning Department, San Francisco, CA
Senior Planner – Special Projects Coordinator, March 2006--March 2009

- Managed no less than 10 major hospital construction projects generally as a result of Senate Bill 1953 which requires hospitals statewide to provide facilities which comply with increased standards for seismic safety by the year 2013.
- Performed complex research and analysis, and contributed to significant decisions on major hospital retrofit and new hospital construction, and associated projects.
- Represented the Planning Department, Planning Commission, and the Zoning Administrator at the weekly Board of Appeals public hearings on appeal cases concerning variance decisions, letters of determination, building permit approvals, notices of violation, etc.
- Served as a member of the Residential Design Team, providing focused in-house architectural design review of single and multi-family residential projects.

City and County of San Francisco Planning Department, San Francisco, CA
Planner III – Southwest Quadrant Neighborhood Planner, March 2000 – March 2006

- Reviewed and processed large and complex planning and building permit applications.
- Served as the Historic Preservation Technical Specialist for the Southwest Quadrant and prepared historic evaluations for the purposes of CEQA.
- Worked on several Landmark Designation applications, including the Golden Gate Park Music Concourse, AIDS Quilt Memorial, and others.
- Provided information for, reviewed, and approved permits over-the-counter at the Planning Information Counter.
- Prepared staff case reports and made presentations to the Planning Commission, the Landmarks Preservation Advisory Board, and the Board of Supervisors.
- Supervised Planning Interns.

City of San Jose Planning Department, San Jose, CA
Planner II – Council District 6 Planner, October 1998 – March 2000

- Reviewed and processed planning applications (Conditional Use Permits, Variances, Planned Development Zonings, Planned Department Permits, Site Permits, Subdivisions, Annexations, Tree Removal Permits, etc.)
- Provided information for, reviewed, and approved permits over-the-counter at the Planning Information Counter.
- Prepared staff case reports and made presentations to the Planning Commission, Historic Landmarks Commission, and City Council.

City of Fairfield Planning Department, Fairfield, CA
Planning Technician, September 1997 – October 1998

- Prepared legislative changes as they pertain to the Planning Code (Adult Entertainment Business Ordinance and the Greenbelt Initiative).
- Designed and rendered streetscape design proposals for neighborhood revitalization projects.

- Completed technical reports including market and feasibility studies for various housing development sites.
- Provided service and support at the Public Information Counter.

City of Fairfield Planning Department, Fairfield, CA
Planning Technician, September 1997 – October 1998

- Assisted in the re-writing of the Planning Code, General Plan Update, and Annual Report.
- Provided service and support at the Public Information Counter.

Central Atlanta Progress, Inc., Atlanta, Georgia
Urban Design Intern, June 1996 – June 1997

- Using GIS, conducted research, crime tracking/spatial analysis, land use survey and inventory.
- Designed and developed commercial retail and housing brochures and directories for the downtown.

Georgia Institute of Technology, Atlanta, Georgia
Graduate Research Assistant, June 1993 – June 1996

- Participated in urban design competitions in preparation of the 1996 Summer Olympics.
- Performed duties of a Project Coordinator of the Southeast Regional Conference of the Mayors Institute on City Design.

San Francisco Planning Department, San Francisco, California
Planning Intern, June 1992 – January 1993

- Completed land use inventory of the Civic Center Area and assisted in the Master Plan update.
- Gathered background/historical data used for the creation of new administrative policy and process for Conditional Use authorizations.

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name of Commissioner/Staff ELIESH TUFFY

Date of Appointment: 10/6/2013

Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

X Yes

____ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Eiliesh Tuffy – Planner III: Historic Preservation Technical Specialist

San Francisco Planning Department, San Francisco, CA 94103

CURRICULUM VITAE

EXPERIENCE

City and County of San Francisco, Planning Department – Planner III, Preservation Technical Specialist

San Francisco, California 94103 – **October, 2013 to Present**

Make determinations, based on historic research and analysis, of cultural and architectural significance for the purposes of historic designation. Review discretionary permits for conformance the municipal Planning Code, Residential Design Guidelines, urban design policies and area plans, the California Environmental Quality Act and national Historic Preservation standards. Process land use applications such as conditional use, variance, discretionary review, Certificates of Appropriateness and Permits to Alter. Prepare owner-initiated historic maintenance plans and preservation stewardship contracts for review by the Board of Supervisors. Serve on the department's Urban Design Advisory Team to provide early Preservation input on large-scale development proposals. Inform the general public of the department's general planning and preservation policies through site visits, pre-application meetings and interaction at the Planning Information Counter.

City of Cambridge, Historical Commission – Preservation Administrator

Cambridge, Massachusetts 02139 — **May, 2010 to September, 2013**

Staff liaison to the Historic Preservation Commission and its subcommittees; review building and demolition permits, Certificates of Appropriateness and Certificates of Hardship for designated properties within two of the city's four Neighborhood Conservation Districts (3,500 structures); prepare written reports for Demolition Delay review and Historic Landmark consideration; research environmental site histories for state compliance reports; provide technical assistance and design services to project teams and members of the public; prepare educational tours in collaboration with community organizations; and conduct a variety of planning and preservation duties upon request.

Landmarks Illinois – Director of Preservation Programs / Interim Easement Coordinator

Chicago, Illinois 60604 — **July, 2004 to April, 2010**

Implement public outreach, advocacy and educational programs for the statewide non-profit historic preservation organization; review and edit nominations for the 10 Most Endangered Historic Places in Illinois and the Statewide Preservation Awards; partner with architecture and planning associations to create historic preservation content in their educational programming; assess proposed alterations to easement properties for their adherence to local design guidelines and the Secretary of the Interior's standards; create new events to engage young members; develop press materials and coordinate media events; manage project interns and volunteers; conduct site visits throughout the state and provide technical assistance to members and public officials.

School of the Art Institute of Chicago, Preservation Planning Studio – Instructor

Chicago, Illinois 60603 — **August, 2008 – December, 2009**

Teach second-year graduate students architectural survey methods, with an emphasis on post-World War II suburban resources; provide architectural photography instruction; oversee field work and analysis of data; facilitate a public presentation of survey findings and the creation of a community education piece; format raw data for inclusion in a searchable database hosted on Landmarks Illinois's web site: <http://landmarksil.org/recentpastsurvey.htm>

City of Chicago, Department of Planning and Development, Landmarks Division – Intern

Chicago, Illinois 60602 — **September, 2002 – July, 2004**

Staff intern for the Historic Preservation Commission; assist with the review of project proposals for historic buildings protected under municipal ordinance (9,000 properties); review building, demolition, sign and fence permits for over 200 Local Landmarks and properties within the city's 50 Local Landmark Districts; survey properties within proposed new landmark districts; answer

EXPERIENCE (continued)

historic preservation questions from the public; and conduct a variety of planning and preservation duties upon request.

Historic Preservation Consultant

August, 2002 – July, 2004

Research and document historic properties; prepare application materials for the National Register of Historic Places and Historic Preservation Easement Restrictions.

EDUCATION

Master of Science in Historic Preservation — The School of the Art Institute of Chicago

Study Abroad Program: Historic Building Conservation and Archival Documentation,
Portumna Castle, Co. Galway, Ireland

Architectural History of Ireland (audited course) — University College Dublin

Bachelor of Arts in Art History; Photography minor — Bradley University

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Allison Vanderslice

Date of Appointment: 12/3/12

Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I meet the Secretary of the Interior's Historic Preservation Professional Qualifications Standards in both Architectural History and Archaeology. I completed my M.A. in Cultural Resources Management at Sonoma State University in 2007. In pursuance of my degree, I completed coursework relevant to fulfilling the Standards, including a National Register of Historic Places (NRHP) practicum with an overview of American architectural history; a cultural landscapes theory and practice seminar; a material cultural seminar with a focus on vernacular structures and landscapes; and additional coursework in preservation law and archaeological theory. My thesis, *Illuminating Places: The Introduction of Electric Carbon Arc Lamps to Late Nineteenth Century San Francisco*, focused on the development of electric lighting and how it transformed late nineteenth century urban streetscapes.

Professionally, I have over twelve years of experience researching and writing on historic properties and cultural resources. Before joining the San Francisco Planning Department, I worked for Archeo-Tec, an archaeological consulting firm in Oakland; historic preservation firm Carey & Co., based in San Francisco; and Pacific Legacy, a cultural resources management firm in Berkeley. This work has included producing NRHP nominations, HABS/HAER documentation, historic contexts, and archeological data recovery reports.

Rev 11/22/10

Allison K. Vanderslice, M.A.

1650 Mission Street, Suite 400

San Francisco, CA 94103

415.575.9075

allison.vanderslice@sfgov.org

QUALIFICATIONS AND SKILLS

- 12 years producing documents for planning, permitting, and environmental compliance in San Francisco and Northern California.
- Experienced with NEPA, NHPA, and CEQA, as well as SF Planning regulations and plans.
- Strong working relationships with government agencies, engineering and environmental firms, developers, contractors, neighborhood groups, tribal representatives, and non-profits.
- Expert researcher of historical land use, ownership histories, and site conditions. 11 years of professional experience researching and analyzing the built environment and archaeological sites in San Francisco and Northern California.
- Experienced Project Manager. Over five years managing research projects, field crews, CEQA-compliance report production, project budgets, and client communication.
- Good public speaker.
- Adobe Illustrator and Photoshop (CS5), Microsoft Office including Access, and GIS (ArcView 10).
- Meets the Secretary of the Interior Standards for Archaeologist and Architectural Historian.

WORK EXPERIENCE

Consultant

Vanderslice Consulting

2012

- Producing CEQA-compliant historic resource evaluation reports and environmental compliance documents, including mapping and report graphics.
- Conducting historical research and drafting historic contexts.

Selected Projects

- Historic Resource Evaluation, 1127 Market Street, San Francisco.
- Historic Resource Evaluation, Bank of America, Sausalito.

Senior Archaeologist / Architectural Historian

Pacific Legacy, Inc.

2010-2012

- Managed the production of CEQA and NEPA compliance documents, management plans and technical studies. Oversaw mapping and the production of report graphics.
- Worked with local, state and federal agencies to identify and mitigate project impacts.
- Developed and oversaw project budgets and deadlines.
- Managed survey crews, including training for both archaeological and built environment surveys.

Selected Projects

- Management program for the North Area and California-Oregon Transmission Project, Western Area Power Administration.
- Tehachapi Renewable Transmission Project, Southern California Edison.

- Lewiston Dam Improvement Project, Central Valley Project, Bureau of Reclamation.
- Oakland Power Plant Archaeological Monitoring and Treatment Plan, PG&E.

Cultural Resources Specialist/Architectural Historian

Carey & Co., Inc.

2006 - 2010

- Produced master plans, design guidelines, condition assessments, environmental compliance documents, and worker training programs.
- Worked with preservation planners and preservation architects to produce historic preservation and infill design guidelines.
- Conducted historical research and provided historic property evaluations for National Register Nominations, CEQA-compliant Historic Resource Evaluation Reports, Historic Structure Assessments, Existing Condition reports, EIR/EIS sections, and HABS/HAER documentation.
- Produced graphics and copy for public interpretative displays about archaeological and architectural resources.
- Presented at public outreach and scoping meetings.

Selected Projects

- Pier 70 (Union Iron Works/Bethlehem Steel Shipyard) Master Plan and National Register Nomination, San Francisco Port.
- Mission Dolores Neighborhood Survey, San Francisco, Mission Dolores Neighborhood Association.
- Transit Center District Survey Update, San Francisco Transbay Joint Powers Authority.
- San Joaquin Pipeline System Project, Existing Conditions Assessment and EIR, San Francisco PUC.
- Hetch Hetchy Water System Improvement Project, Habitat Reserve Program, Existing Conditions Assessment and Programmatic EIR, San Francisco PUC.
- Niles Dam HAER Documentation and Interpretive Display, San Francisco PUC.
- Nystrom Village Public Housing Project, Historic American Building Survey documentation, Richmond Housing Authority.
- Alameda County Historic Survey and Preservation Ordinance, County of Alameda Parks, Recreation and Historical Commission.

Archaeology GIS Mapping Intern

San Francisco Planning Department, Environmental Planning

Fall 2006

- Created a GIS map and database to help identify archaeological sites associated with Yerba Buena Period San Francisco (1835-1848).
- Conducted a review of the types of projects dealt with by Environmental Planning and learned the San Francisco Planning Department's archaeological review process.

Project Manager and Archaeologist

Archeo-Tec, Inc.

2001 - 2006

- Worked closely with environmental consultants and planners on CEQA compliance documents and background technical studies.
- Managed the production of historic contexts, archaeological sensitivity studies, testing programs, survey reports, and data-recovery reports. Produced all report graphics and maps.

- Drafted all necessary excavation and monitoring plans for fieldwork.
- Scheduled archaeological fieldwork to meet budgets and construction deadlines. Managed communication with project managers and site superintendents.
- Worked with industrial hygienists and geotechnical consultants to determine site conditions and to limit health and safety risks.
- Managed the analysis, conservation, and cataloging of artifact collections. Developed an Access database for cataloging historic-period artifacts.
- Presented archaeological fieldwork proposals and research designs at public meetings.

Selected Projects

- Central Freeway Replacement Project/Octavia Blvd, San Francisco.
- San Francisco Federal Building Project, San Francisco.
- Jessie Square Garage Project, San Francisco.
- Mission Bay Redevelopment Area, San Francisco.
- Valencia Gardens Redevelopment Project, San Francisco.
- Uptown Oakland Redevelopment Project, Oakland.

PROFESSIONAL AFFILIATIONS

- California Preservation Foundation, 2012 Conference Steering Committee Member
- San Francisco Architectural HeritageYP, Founding Member
- Society for Historical Archaeology

EDUCATION

M.A. Cultural Resources Management, August 2007

Sonoma State University, Rohnert Park, CA

Thesis: *Illuminating Places: The Introduction of Electric Carbon Arc Lamps to Late Nineteenth Century San Francisco*

B.A. Philosophy (Phi Beta Kappa), May 1999

University of Redlands, Johnston Center of Integrated Studies, Redlands, CA

REFERENCES

Randall Dean

Environmental Planning
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9029
randall.dean@sfgov.org

Hisashi B. Sugaya

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108
(415) 773-0773
bill@careyco.com

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government____City and County of SF

Name of Commissioner ____Jonathan Vimr

Date of Appointment: ____09/12/2016

Date Term Expires:____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

☒_x_Yes

☐____No

Summarize you qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master's degree in historic preservation, 3 years working in Section 106 compliance, presently with the CCSF Planning Department reviewing projects for compliance with SOI Standards and other, related, local preservation requirements.

Work Experience

Planner III, Planning Department, City and County of San Francisco (September 2016-Present)

- Review building permit applications that entail alterations to historic resources for compliance with the Planning Code, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other relevant historic preservation and urban design policies.
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act.
- Provide public outreach on preservation incentives including landmark designation processes under the Planning Code, state, and federal levels, Mills Act property tax reduction, State Historic Building Code, and technical assistance about general permit processes

State Program Administrator, Minnesota Department of Transportation (May 2015-September 2016)

- Responsible for fulfilling the duties of federal agencies under Section 106 of the NHPA for public transit and state highway projects. This involves defining APEs, evaluating properties for eligibility, consulting with the public, determining effects on historic properties, resolving adverse effects, and ensuring the execution of agreement documents.
- Am additionally managing the first survey of post-war suburban development in the Twin Cities region.

Project Reviews Manager, State Historic Preservation Office, Ohio (November 2013-May 2015)

- Primarily reviewed Section 106 projects for above ground resources. These reviews were carried out for all varieties of undertakings and involved architectural/engineering plan review, application of the Secretary of the Interior's Standards, coordination with stakeholders, and the development of sufficient mitigation.
- Additionally reviewed federal/state tax credit rehabilitation projects from beginning to end, served on the hiring committee for a tax credit reviewer position, and trained a new Section 106 reviewer.

Survey Assistant for the Southwest District Plan, Philadelphia City Planning Commission (October-December 2012)

- Researched, mapped, and surveyed numerous neighborhoods for the production of the Planning Commission's University City/Southwest district plan and to document potential historic districts.

Graduate Intern, Preservation Alliance for Greater Philadelphia (June-August 2012)

- Researched, documented, and wrote three successful nominations for the Philadelphia Register of Historic Places while gaining first-hand experience working with the area's largest advocacy organization.

Education

University Of Pennsylvania, Philadelphia, PA

- M.S. in Historic Preservation, August 2011 - May 2013.

Oberlin College, Oberlin, OH

- B.A. in History (architectural/urban), Classical Civilization, August 2007 - May 2011.

Awards, Publications, Technological Aptitude

One of three students in the class of 2013 to receive The Nicholas Brady Garvan Award For An Outstanding Thesis, additionally a recipient of the Albert Binder Travel Fellowship

Proficient in Microsoft Office, Adobe Creative Suite, ArcGIS; trained in photography by a HABS professional.

Professional Qualifications
for
Certified Local Governments Staff

Local Government City and County of San Francisco

Name of Staff Doug Vu

Date of Appointment: 3/19/2012

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Minh Douglas Vu, ASLA

OBJECTIVE:

Obtain a progressively responsible position in the field of urban and city planning that will effectively utilize my skills and abilities.

EDUCATION:

San Jose State University
Masters in Urban and Regional Planning
Dissertation: "Design Guidelines for Alameda's Northern Waterfront"

University of California at Davis
Bachelors of Science Cum Laude, Landscape Architecture

University of California at Riverside

EMPLOYMENT EXPERIENCE:

8/11 – present

SAN FRANCISCO PLANNING DEPARTMENT

City & County of San Francisco, CA. Planner & Preservation Technical Specialist.
Perform difficult city planning work and participate in all phases of city planning; assist in the preparation of planning, research, surveys and projects; conduct investigations, collect and analyze data on zoning, subdivision design, urban renewal, rapid transit and other land use problems; assist in the conduct of environmental impact reviews; prepare written and graphic reports; and perform related duties as required. Responsible for carrying out and interpreting city planning policies and procedures; make continuing personal contacts with representatives of government, civic and business organizations, and the general public in the explanation and interpretation of laws, ordinances, policies, rules and regulations relating to city planning activities; prepare, check and review important technical records involving the master plan, capital improvement program, urban renewal, zoning and other technical city planning records.

7/10 – 8/11

CITY OF BENICIA COMMUNITY DEVELOPMENT DEPARTMENT

Benicia, CA. Associate Planner.

Prepare complex staff reports for appropriate review bodies, including commissions and the City Council, and make recommendations to management staff, boards and commissions; plan, direct, coordinate and participate in the work of subordinate professional and technical employees in data collection, analysis, plan formation and implementation of a wide variety of planning, zoning, and environmental review activities; research and analyze demographic, economic, land use and other data related to planning activities; provide information to the general public and other City and State agencies regarding zoning, development and design, interpretation of planning documents, State documents, City permits and all other related activities; and represent the Community Development Department at public meetings, present planning and development matters to the City Council, Planning Commission, Historic Preservation Review Commission, Sustainability Commission, and other commissions as necessary.

8/09 – 7/10

TRUST FOR PUBLIC LAND

San Francisco, CA. Field Representative.

Collaborate, evaluate, and select potential projects by contacting owners, nonprofit organizations and agency officials; negotiate with landowners toward acquisition of real estate for conservation purposes; analysis of resource, recreational and other public values; meet with elected officials to discuss projects in their respective districts and organize property tours; work closely with management who negotiates with public

agencies on conveyances of properties from TPL; coordinate conveyances and oversee technical preparation such as deed, contract, title, and appraisal; cultivate relationships with local land trusts and create partnerships with land trusts on projects; respond to requests for technical assistance from community groups, public agencies and existing land trusts; complete assorted administrative tasks required for a well-regulated organization; and participate in fund raising and appropriation campaigns with development staff, donors and foundations.

5/06 – 6/09

CITY OF ALAMEDA PLANNING & BUILDING DEPARTMENT
Alameda, CA. Planner III.

Review development permit applications relating to zoning, land division, design review and historic preservation; conduct environmental reviews; undertake or direct zoning compliance activities; research planning issues; develop and present comprehensive planning studies, including General Plan studies, revised land use controls and development proposals; prepare reports, administrative decision memos and correspondence; coordinate planning activities and confer with other departments, public officials, consultants and the public; coordinate and monitor the work of consultants; provide technical advice to the City Council and various City boards and commissions; make presentations to and participate in City Council, Planning Board and other meetings as required; and direct technical and functional activities of assigned staff.

9/04 – 5/06

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
Los Altos, CA. Planner II.

Prepare and oversee development concepts and site plans for capital improvement projects; conduct and oversee landscape, environmental, architectural and engineering studies necessary to evaluate environmental issues; prepare environmental documents pursuant to CEQA; secure permits from appropriate federal, state, and local regulatory agencies; prepare and administer state and federal grant applications; prepare formal bid packages, including plans and specifications for construction projects and administer all phases of the public bid process; provide oversight of construction and repair projects; schedule and conduct inspections to ensure compliance with plans, specifications, and safety standards; negotiate contracts and change orders; coordinate development of the District's 5-Year Capital Improvement Program; work with staff to establish project budgets and overall development priorities; represent the District at public meetings and make presentations to the Board of Directors, other agency representatives, and other groups; supervise subordinate Planning Department staff, and coordinate closely with other departments to provide technical expertise for non-capital construction and maintenance projects managed by District crews.

3/01 – 9/04

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
Los Altos, California. Planner I.

Assist in the preparation of development concepts, site plans, and designs for capital improvement projects; conduct and oversee landscape, environmental, architectural, and engineering studies necessary to evaluate environmental issues related to public access and capital improvements; secure permits from appropriate federal, state, and local regulatory agencies; assist in the preparation of state and federal grant applications for capital projects; prepare informal and formal bid packages, including plans and specifications for construction and repair projects; provide assistance in the oversight of construction projects; schedule and conduct inspections to ensure compliance with plans, specifications and safety standards; participate in the development of the District's 5-Year Capital Improvement Program; establish individual project budgets; represent the District at public meetings and make presentations to the Board of Directors, other agency representatives, and other groups; and coordinate closely with other departments to implement non-capital construction and maintenance projects managed by District crews.

**PROFESSIONAL
AFFILIATIONS:**

American Society of Landscape Architects (ASLA) #77493
American Planning Association (APA)

REFERENCES:

Available upon request

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, October 7, 2015

2:00 p.m.

ARCHITECTURAL REVIEW COMMITTEE Meeting

COMMISSIONERS PRESENT: Wolfram, Hyland, Hasz

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 2:01 PM

STAFF IN ATTENDANCE: Lily Yegazu, Tim Frye - Preservation Coordinator, 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.

1. [2008.1084H](#) (L. YEGAZU: (415) 575-9076)
706 MISSION STREET – north side of Mission Street at the intersection of Third Street and Mission Street, Assessor's Block 3706, Lots 093. Request for **Review and Comment** before the Architectural Review Committee, per Historic Preservation Commission Motion #0197, regarding compatibility of the tower base design to the Aronson Building, the New Montgomery-Mission-Second Street Conservation District and the surrounding context. The previously approved project is for the interior and exterior rehabilitation, as well as seismic upgrade of the Aronson Building and new related construction of a 47-story tower with up to 190 residential units and the future home of the Mexican Museum at the base of the tower, which is located adjacent to the Aronson Building and

within the new Montgomery-Mission-Second Street Conservation District.. The Aronson Building is a Category I (Significant) building under Article 11 of the Planning code and is within the New Montgomery-Mission-Second Street Conservation District. Constructed in 1903 the Aronson Building is an example of American Commercial Style designed by Hemenway & Miller. The property is located within a Downtown Retail (C-3-R) and 400-I Height and Bulk Limit.

SPEAKERS: + Elisa Scags – Design presentation
 + Rick Cluder – Open entry to Jessie Square
 + Glen Rescalvo – Mission Street facade

ACTION: After suggestions for treatment of the Mission Street ground floor, requested the matter to return to the ARC on October 21, 2015.

ADJOURNMENT – 2:47 P.M.

ADOPTED 10/21/15

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, October 7, 2015
12:30 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Wolfram, Hyland, Hasz, Johnck, Matsuda

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12: 37 PM

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Rich Sucre, Shannon Ferguson, Tim Frye - Preservation Coordinator, 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](#)****Director Rahaim:**

Good afternoon Commissioners. Just one item I thought might be of interest to you. Last week the Mayor introduced legislation, called the Affordable Housing Bonus Program, which is legislation that will allow additional density, and if necessary height in return for additional affordable housing units. This is one piece of a much larger package of policies and legislative actions that we are putting together to try to address the issue of affordable housing. This is a two piece program. There is one piece that would allow us to comply with state legislation which requires us to provide additional densities for development that does provide affordable housing. There is a second piece of the program that is designed to incentivize development to provide middle income housing. This will apply to many parts of the city where we have not done area plans in recent years, places where we have not changed the zoning in a long time, so we do think it's a program that will create incentives and potentially new pools of affordable housing in parts of the city that, frankly, have not seen a lot of new development or growth. The actual impact on historic resources we think is minimal. Conceivably would allow for additions on existing buildings. We think it's more likely to be new development from the ground up, but if you're interested we're happy to have a hearing and get you more information about the program. Thank you.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Coordinator:**

Few things to share with you regarding a couple of housekeeping things and a few updates. One is, wanted to give the commissioners an update on the advance calendar for the Cultural Heritage Assets Committee hearings, we'll have one in November and one in December. My understanding is we will be moving the November hearing to the 18th to accommodate Commissioner Matsuda's schedule. Right now we have lined up Judy Nemzoff from the SF Arts Commission to talk about the cultural center's program; this was a request by the committee a couple of months ago and she's the program director at the Arts Commission. On December 2nd, members from Supervisor Campos' office as well as Regina Dick-Endrizzi from the Office of Small Business will come and present an overview of the Legacy Business Historic Preservation Fund ballot measure; the assumption is, if it does pass we thought it would be great to have an overview before it goes into effect with this commission since there's a role for the commission as part of that ballot measure. The University Mound Ladies Home has been scheduled for a Land Use Committee hearing. The committee hearing will be on October 26th, and the department staff will be there representing the commission on that proposed designation. Also, last -- when were we there? Actually a while ago -- September 28, department staff, myself and Ms. Shannon Ferguson, we attended a Buildings Grounds and Services Committee hearing at the Board of Education. This was to give the Board an update on the proposal to locally designate Washington High School. As you'll recall, Supervisor Mar gave the department \$10,000 to hire a consultant to prepare an Article 10 designation report for that high school. The committee was very interested in the report and very eager to work with the commission and forwarding the designation they did have a number of questions about how a designation would affect a state owned property like a high school, and we agreed just to keep them in the loop, invite them to a future hearing. Once this commission takes up the

matter and we will certainly go back to them and share the designation once the consultant has been secured. There was some discussion about including Roosevelt High School as part of the proposed designation, since it is the same architect and it is from the same likely period of significance, so there may be an expansion of the designation and I will let you know as more information is available to us, and if we can secure additional funding for that part of the project. Then I thought there was one more thing -- oh, there is one more thing. Sorry. Yesterday this is more just for your information. Yesterday at the Board of Supervisors, Supervisor Breed introduced an amendment to the Fillmore NCT Sign Ordinance and this is primarily to allow entertainment venues like the Fillmore to install signs that are much larger than what's allowed today. The department is supportive of the measure because we feel it helps define neighborhoods much like the Castro Theater sign helps defines the Castro and currently the sign requirements do not allow for signage in excess of 24 feet, so we were able to work very closely with the supervisor's office in drafting criteria to make sure that residential windows aren't impacted by flashing lights or bright lights from one of the signs and that the architectural features of the buildings would not be impacted either. We don't anticipate this will come to the commission for review and comment, but if you're interested we're happy to reach out to the supervisor's office to see if they're willing to present. That concludes my updates to you and happy to answer any questions.

Commissioner Matsuda:

No, no I'm sorry. I just wanted to ask. You were referring to Roosevelt Middle School? The one on Arguello, between...?

Tim Frye, Preservation Coordinator:

Yes, middle school, thank you.

Commissioner Hyland:

Yes Mr. Frye when the Cultural Heritage Assets meeting for December has Supervisor Campos' update, could we ask his office to update us on the Legacy Registry Legislation?

Tim Frye, Preservation Coordinator:

Yes.

Commissioner Hyland:

There was a deadline of September for the Small Business Commission to do some recommendations. I would like to know what the status of that is.

Tim Frye, Preservation Coordinator:

Okay.

Commissioner Matsuda:

Or if we could have that in advance of the meeting.

Tim Frye, Preservation Coordinator:

Yeah.

President Wolfram:

I had a question for you related to past events of the Planning Commission. This commission wrote a letter regarding the 5M Project at the time we saw the preliminary --

Draft EIR mostly regarding the demolition of the building of the name I can't remember but asking to relook at that and I am wondering if you can understand that project is now been approved and tell us what happened with that historic building?

Tim Frye, Preservation Coordinator:

Certainly and that is quite a large item to neglect. I apologize. And I will certainly get more information. I believe you're talking about -- or referring to the Camelline Building. I don't recall the specifics that occurred at the hearing, but maybe Mr. Rahaim would be able to fill that in but I do know from discussions with the project sponsor, we were able to confirm the preservation of the Camelline Building and as part of the Central SOMA Survey and the Central SOMA Area Plan we are now proposing that building be designated under Article 11 of the Code. So once the area plan moves forward and comes to this body for initiation, you will see an initiation to protect that building. As you know Heritage was very influential and providing support and protecting that property.

John Rahaim, Department Director:

I think Tim got it right; the Planning Commission approved the preservation alternative, which was a smaller alternative that allowed for the retention of that and I think a couple of other smaller buildings as well in the process.

President Wolfram:

Okay. Thank you very much.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

I have no formal report but I would like to tell the members of the audience here, we're planning on moving item 12 to the beginning of our regular calendar. There has been a request for a continuance from the submitter of the landmarks report and make senses to take it up as a regular item before item 7 so item 12, the...

Jonas Ionin, Commission Secretary:

Item 11

President Wolfram:

I'm sorry. No, item 12. Or is my calendar out of date?

Jonas Ionin, Commission Secretary:

I'm sorry you must be looking at a draft.

President Wolfram:

Okay. Item 11 which is 815-825 Tennessee Street will move forward before item 6. All of the numbers are off.

4. Consideration of Adoption:

- [Draft Minutes for September 16, 2015](#)

SPEAKERS: None

ACTION: Adopted as Amended and Corrected
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman

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.

Commissioner Johnck:

I have a question actually this pertains to the minutes, but it doesn't require a change in the minutes but about the Cultural Landscape Inventory. We spent a lot of time looking at the issues that Mr. Haas brought up about the inaccuracies and just wondered how that is going to be handled, in the subsequent revised report?

Tim Frye, Preservation Coordinator:

We have been meeting internally to talk about how those edits will be made without throwing off the formatting of the whole document. Mr. Haas was nice enough to provide us an additional annotated list of edits to make it much easier for us to make those edits in house.

Commissioner Johnck:

I think we saw that that.

Tim Frye, Preservation Coordinator:

He may have copied you on the email, I can't recall, but he did send a follow up email which has been very helpful. Our goal is have it done within the next month or so and then we'll send you a finalized report once it's made available; but we think we'll be able to handle it all internally fairly quickly and we'll be able to make all the edits that are suggested.

Commissioner Johnck:

Great. Okay. Thank you.

President Wolfram:

Are there any disclosures commissioners? I have received communication from Tara Sullivan regarding the Tennessee Street landmarking as well as members of the Dogpatch Neighborhood Association.

Commissioner Matsuda:

I've also received an email from Tara Sullivan.

Commissioner Hyland:

So have I.

D. REGULAR CALENDAR

6. [2014-003270CUA](#) (R. SUCRE: 415/575-9108)
1126 Howard Street - located on the north side of Howard Street between 7th and 8th Streets, Assessor's Block 3727, Lot 014. Request for **Review and Comment**, pursuant to Planning Code Sections 303, 803.9(b), and 813.48, on the proposed change in use of 18,819 square feet from retail to office. The subject property has been determined to be individually-eligible for listing in the California Register of Historical Resources. It is located within the RED (Residential Enclave) Zoning District, Western SoMa Special Use District and 40-X Height/Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: None
ACTION: Adopted Findings
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman
RESOLUTION: 751

7. [2011.0685L](#) (S. FERGUSON: (415) 575-9074)
171 SAN MARCOS AVENUE – Consideration to Recommend to the Board of Supervisors the **Landmark Designation** of the Cowell House, south side of San Marcos Avenue, Assessor's Block 2882, Lot 035, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 171 San Marcos Avenue is significant for its association with Henry Cowell, an innovative composer and pianist, founder of the influential New Music Society, and a leading pioneer of "ultra modern" experimental music in the 1920s to 1930s. It is also architecturally significant as one of San Francisco's earliest single-family houses of a fully expressed Modern design, what would later become known as the Second Bay Tradition style, and is significant as a rare extant Modern building designed by master architectural firm Morrow & Morrow. The building was added to the Landmark Designation Work Program on June 15, 2011. It is located in a Residential – House, One Family - Detached (RH-1 (D)) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: + Inge Horton – Strong support; Christine Williamson, Olive Cowell
ACTION: Adopted a Resolution recommending Approval as amended:
1. Extend the period of significance;
2. Add Olive Cowell as a significant person; and
3. Recommend the owner pursue a conservation easement.
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman
RESOLUTION: 752

8. [2015-006442MLS](#) (S. FERGUSON: (415) 575-9074)
722 STEINER STREET - east side of Steiner Street between Grove and Hayes streets. Assessor's Block 0803, Lot 023. Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Alamo Square Landmark District under Article 10 of the Planning Code, the two-and-a-half-story-over-raised-basement, wood frame, single-family dwelling was designed in the Queen Anne style and constructed in 1892 by master builder Matthew Kavanagh. The subject property is within in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: None
ACTION: Adopted a Resolution recommending Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman
RESOLUTION: 753
9. [2015-006448MLS](#) (S. FERGUSON: (415) 575-9074)
761 POST STREET - south side of Post Street between Leavenworth and Jones streets. Assessor's Block 0304, Lot 015. Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. A contributing building to the Lower Nob Hill Apartment Hotel National Register Historic District, the 18-story plus basement, reinforced concrete, hotel/SRO building was designed by architectural firm Weeks & Day in the Art Deco style and constructed in 1930. The subject property is within in a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T-130-T Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: None
ACTION: Adopted a Resolution recommending Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman
RESOLUTION: 754
10. [2015-006450MLS](#) (S. FERGUSON: (415) 575-9074)
807 MONTGOMERY STREET - west side of Montgomery Street between Jackson Street and Pacific Avenue. Assessor's Block 0176, Lot 006. Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a

contributor to the Jackson Square Landmark District under Article 10 of the Planning Code, the two-story-over-basement, wood frame, brick clad, office building was built in 1909 by J.A. Butler and owned by the Bothin Real Estate Company and was originally used as a smoke house and for meat packing. The subject property is within in a C-2 (Community Business) Zoning District and 65-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: None
ACTION: Adopted a Resolution recommending Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman
RESOLUTION: 755

11. [2015-0071810TH](#) (S. FERGUSON: (415) 575-9074)
815-825 TENNESSEE STREET – Consideration of a Landmark Designation Application for an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Located on the southeast corner of Tennessee and 19th streets, Assessor's Block 4059 Lot 001A and Block 4059 Lot 001B, the industrial style unreinforced brick masonry warehouse was designed in 1926 by noted architect August J. Nordin for the Bowie Switch Co. This item has been calendared following receipt of a community-generated Landmark Designation Application. The building is located in a UMU (Urban Mixed Use) Zoning District and 58-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: + Janet Carpinelli – Continuance
+ Joe Boss – Character of Dogpatch
- Jaqui Braver – Owner response, historic resource evaluation
+ Katherine Petrin – Recommending to wait for Jon Loomis.
- Kara Fortune – Supports staff determination
ACTION: Voted to not add the subject property to the Work Program
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda
ABSENT: Johns, Pearlman

ADJOURNMENT – 1:54 PM
ADOPTED 10/21/15

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 21, 2015

1:30 p.m.

ARCHITECTURAL REVIEW COMMITTEE Meeting

COMMISSIONERS PRESENT: Wolfram, Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 2:25 PM

STAFF IN ATTENDANCE: Lily Yegazu, Tim Frye - Preservation Coordinator, 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.

1. [2008.1084H](#) (L. YEGAZU: (415) 575-9076)
706 MISSION STREET – north side of Mission Street at the intersection of Third Street and Mission Street, Assessor's Block 3706, Lots 093. Request for **Review and Comment** before the Architectural Review Committee, per Historic Preservation Commission Motion #0197, regarding compatibility of the tower base design to the Aronson Building, the New Montgomery-Mission-Second Street Conservation District and the surrounding context. The previously approved project is for the

interior and exterior rehabilitation, as well as seismic upgrade of the Aronson Building and new related construction of a 47-story tower with up to 190 residential units and the future home of the Mexican Museum at the base of the tower, which is located adjacent to the Aronson Building and within the new Montgomery-Mission-Second Street Conservation District.. The Aronson Building is a Category I (Significant) building under Article 11 of the Planning code and is within the New Montgomery-Mission-Second Street Conservation District. Constructed in 1903 the Aronson Building is an example of American Commercial Style designed by Hemenway & Miller. The property is located within a Downtown Retail (C-3-R) and 400-I Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

(Continued from October 7, 2015)

SPEAKERS:	+ Glenn Roscalvo & Peter – Project presentation
ACTION:	Reviewed and Commented
AYES:	Wolfram, Hyland, Pearlman
Letter:	048

ADJOURNMENT – 2:45 PM

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, October 21, 2015
12:30 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12: 36 PM

STAFF IN ATTENDANCE: Rich Sucre, Shannon Ferguson, Pilar LaValley, Shelley Caltagirone, Susan Parks, Tim Frye - Preservation Coordinator, 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 Coordinator:

Good afternoon commissioners. The President's report was included in the packets. Happy to answer any questions or forward any additional questions to the Director should you have them.

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

Tim Frye, Preservation Coordinator:

No formal report from the Planning Commission. They had a very short hearing last week and the only other item I wanted to bring to your attention was University Mound Ladies Home will be at the Land Use Committee next week and the department will be presenting on your behalf. That concludes my announcements.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for HPC October 7, 2015](#)
- [Draft Minutes for ARC October 7, 2015](#)

SPEAKERS: None

ACTION: HPC Adopted; ARC Adopted as Corrected

AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman

ABSENT: Johnck

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.

4. Commission Comments & Questions

None

- 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. 2014.1315COA (R. SUCRE: 415/575-9108)
135 TOWNSEND STREET, located on the south side of Townsend Street between 2nd and 3rd Streets, Assessor's 3794, Lot 022. Request for a **Certificate of Appropriateness** for front and rear façade alterations and construction of a new roof deck, stair penthouse and elevator penthouse. The façade alterations consist of: replacement of the existing windows on the second through fifth floors with new steel-sash windows; replacement of the non-historic storefront and garage doors along Townsend Street with a new storefront; and replacement of the doors on the rear façade with a new aluminum-sash storefront system. These alterations are associated with a proposed project to change the use of 49,995 square feet at the subject property from self-storage (retail) to office use, which require an Office Development Authorization from the Planning Commission. The subject property is a contributing resource to the South End Landmark District, and is located within the MUO (Mixed-Use Office) Zoning District and 105-F Height and Bulk Limit.
(Proposed for Continuance to November 18, 2015)

SPEAKERS: None
ACTION: Continued to November 18, 2015
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck

F. REGULAR CALENDAR

7. 2015-007714COA (P. LAVALLEY: (415) 575-9084)
900 NORTH POINT STREET (GHIRARDELLI SQUARE) – block bounded by North Point, Larkin, Beach, and Polk streets, Assessor's Block 0452, Lot 002. Request for a **Certificate of Appropriateness** for alterations to the Apartment Building and plaza near the Larkin Street entrance at Ghirardelli Square. Proposed work at the Apartment Building includes: replacing non-historic entry stairs and storefront and restoring ground floor window openings at west façade, replacing non-historic metal stairs at south façade, installing ADA-accessible lift adjacent to new stairs at south façade, and installing new awning, tenant signs, mechanical louvers, and light fixtures. In the plaza around the Larkin Street entry, proposed work includes: relocating a historic globe light fixture, reconfiguring portions of a Halprin-era planter to accommodate the new ADA-lift and a new built-in concrete bench and replacing a Halprin-era planter with a built-in concrete bench. Ghirardelli Square is designated as Landmark No. 30 and is located within the C-2

(Community Business) District, 40-X Height and Bulk District, and Waterfront Special Use District, Subarea #2.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Elisa Skaags – Profit presentation
 + Brian Yencheck – Exterior improvements
 ACTION: Approved with Condition as amended
 AYES: Hyland, Hasz, Johns, Matsuda, Pearlman
 RECUSED: Wolfram
 ABSENT: Johnck
 MOTION: 0264

8. [2009.0634COA](#) (S. CALTAGIRONE: (415) 558-6625)
VAN NESS BRT STATION DESIGN FOR CIVIC CENTER LANDMARK DISTRICT - Request for **Review and Comment** by the Historic Preservation Commission. The Van Ness Avenue BRT is proposed on Van Ness Avenue and extends approximately 2 miles from Mission Street to Lombard Street. The portion of the alignment that falls between Golden Gate Avenue and Fell Street is located within the Civic Center Landmark District and is subject to Certificate of Appropriateness (COA) review. The SFMTA is seeking comments on the design of the BRT station, sidewalk improvements, and infrastructure to be installed within the landmark district. The COA hearing will be scheduled at a later date.
Preliminary Recommendation: The Commission may direct staff to draft written comments about the compatibility of the proposed construction within the landmark district.

SPEAKERS: + Peter Gobacho – Profit presentation
 + Martha Keller – Landscape design presentation
 + (M) Speaker – Design presentation
 = Jim Haas – Civic Center Review Committee review
 + Bob Macias – Response to question
 ACTION: Reviewed and Commented
 COMMENT: **Plan:** The Commissioners found that the proposed plan is compatible with the character of the district.

Plantings: The Commissioners found that the proposed plantings are compatible with the character of the district.

Station Platform: The Commissioners recommended the use of granite curbs at the platform edge to match those found throughout the district. They specified that the granite curb should wrap the pavers at front of the platform and at each side, breaking at the top of the ramp. The tall curb edging the car lane should remain concrete.

Station Fencing: The Commissioners found that the station fencing is compatible with the character of the district.

Station Shelters: The Commissioners were mixed in their opinion of the shelter design, but the consensus was that generally agreed that the “seismic wave” roof shape is not appropriate for the historic district and that the “Clear Channel” shelter frame is too industrial in character for the

district. Some Commissioners recommended exploring a refined version of the "Clear Channel" shelter frame with welded versus bolted joints and a flat roof.

Station Railings: The Commissioners found that the station railings are compatible with the character of the district.

Station Lighting: The Commissioners found that the station lighting is compatible with the character of the district.

Station Cameras: The Commissioners found that the station cameras are compatible with the character of the district.

Sidewalks: The Commissioners recommended that new granite curbs are incorporated into the project both where curbs are proposed and where historic granite curbs are currently missing so that there is a consistent treatment at the street edge. They also recommend that the poured concrete paving be replaced entirely so that there is a consistent and high-quality paving treatment at the sidewalk.

Streetlights: The Commissioners recommended that the Project Team further explore retention of some trolley poles either in situ or in new locations to be retained as artifacts or re-used in public art displays. Relocation of the trolley poles would not have to be limited to the district boundaries. A maintenance plan for the trolley poles would be necessary. A salvage program for the removed poles was also recommended, perhaps selling or donated the pieces for use in arts projects. They also recommended that an interpretative program be implemented to explain the history of the trolley poles and the district.

AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck
LETTER: 049

9. [2015-007419COA](#) (S. CALTAGIRONE: (415) 558-6625)
2239 WEBSTER STREET - located on the west side between Washington and Clay Streets, Assessor's Block 0612, Lot 002. Request for a **Certificate of Appropriateness** for modification of the existing garage opening at the front façade and modifying the rear, non-visible portion of the building. The non-historic brick garage framing would be removed below the historic angled bay so that the garage entry becomes aligned with the plane of the flat front building wall. The opening and the base of the bay above would be re-clad with new wood siding and trim to match the historic façade treatments found within the landmark district. New plantings and permeable paving would be added to the front yard. At the rear of the building, the southeast corner will be demolished to provide a 4' deep open space that allows light and air to the proposed rear windows. A new stair penthouse is proposed for the northwest portion of the building to access an improved roof deck at the rear of the building. Last, a covered breezeway at the south side of the building would be infilled. The subject property is a contributing resource to the Webster Street Landmark District, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Approve

SPEAKERS: + Dan Phipps – Project presentation
ACTION: Approved
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck
MOTION: 0265

10. [2015-011315FED](#) (S. FERGUSON: (415) 575-9074)
800 CHESTNUT STREET (SAN FRANCISCO ART INSTITUTE) – northwest corner of Chestnut and Jones streets, in Assessor's Block 0049, Lot 001 – **Request for Review and Comment** on the nomination of the property to the National Register of Historic Places. The subject property is located within a RH-3 (Residential-House, Three Family) 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: + Erin Alberg – Criterion C response
ACTION: Adopted a Resolution supporting the nomination as revised and amended.
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck
RESOLUTION: 756

11. (S. PARKS: (415) 575-9101)
LANDMARK DESIGNATION WORK PROGRAM – Discussion of the HPC's **Landmark Designation Work Program**, prioritization and status of pipeline projects.
Preliminary Recommendation: Review and Comment

SPEAKERS: None
ACTION: Reviewed and Commented
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck

ADJOURNMENT – 2:23 PM

ADOPTED AS AMENDED - November 4, 2015

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 4, 2015

1:00 p.m.

ARCHITECTURAL REVIEW COMMITTEE Meeting

COMMISSIONERS PRESENT: Wolfram, Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 1:27 PM

STAFF IN ATTENDANCE: Gretchen Hilyard, Lily Yegazu, Tim Frye - Preservation Coordinator, 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.

1. [2011.1300E](#) (G. HILYARD: (415) 575-9109)
901 16TH/1200 17TH STREET –3.5-acre site west side of Mississippi Street between 16th Street and 17th Street in northern Potrero Hill; Lots 001,001A and 002 in Assessor's Block 3949 and Lot 001 in Assessor's Block 3950 – **Review and Comment** on the proposed project, including rehabilitation of the historic brick office building. The project site is within the UMU (Urban Mixed Use) Use District and 48-X (southern portion) and 68-X (northern portion) Height and Bulk Districts. The proposed

project would require a Large Project Authorization with various exceptions, a Conditional Use Approval for retail use size exceeding 3,999 square feet, and a General Plan Referral for sidewalk changes.

Preliminary Recommendation: Review and Comment

SPEAKERS: + (F) Speaker

ACTION: Review and Comment

COMMENT: Upon review of the additional materials provided, the ARC determined that:

1. The proposed project does not cause an impact to the existing historic resource on the site (the brick office building). The proposed project respectfully incorporates the historic building alongside adjacent new construction and does not overwhelm the historic resource by providing adequate setbacks and open space around the brick office building.
2. The proposed project meets Secretary of the Interior's Rehabilitation Standard No. 9 in regards to materials, scale and massing of the proposed adjacent new construction.

LETTER: 050

2. [2015-004086PTA](#) (L. YEGAZU: (415) 575-9076)
69 MAIDEN LANE – south side of Maiden Lane between Grant Avenue and Kearny Street, Assessor's Block 0310, Lots 013A. Request for **Review and Comment** before the Architectural Review Committee for the proposed exterior alterations including installation of new cladding material on the primary façade along Maiden Lane and installation of a new projecting sign. Constructed in 1920, the subject building is a Category IV (Contributory) Building within the Kearny-Market-Mason Conservation District, the C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: + William Duff – Project presentation

ACTION: Review and Comment

COMMENT: **1. Composition and Massing:** The Commissioners noted that with the revisions recommended below the proposed massing and composition of the new façade appears compatible with the surrounding District and Article 11.

o **Stone surround:** All three Commissioners agreed with the staff recommendation that the stone surround should have a flat rather than angled face. The Commissioners felt that this feature should be consistent across the façade.

o **Metal surround:** All three Commissioners agreed with the staff recommendation to remove the vertical elements of the surround and to increase the height and thickness of the horizontal element. Further, the Commissioners recommended aligning the horizontal element with similar features on the adjacent buildings, particularly the Alexander McQueen storefront east of the subject property. The Commissioners disagreed with staff regarding extending the horizontal element to the building edges and expressed that the stone clad piers should extend to

grade uninterrupted. In response to a question from the Project architect, the Commissioners felt that there was flexibility in the depth of the horizontal element although Commissioner Hyland noted that the horizontal feature should align, or be close to aligning, with the face of the stone surround in order to break up the massing as recommended.

2. Materials and Colors: All three Commissioners disagreed with staff recommendations regarding rustication of the stone surround at base, use of stone cladding at bulkhead, and use of framed door. The Commissioners were comfortable with the design of these features as proposed. Commissioner Wolfram agreed with staff recommendation that the stainless steel spider connectors have a powder-coated or painted non-reflective finish. With this minor revision, the Commissioners noted that the proposed materials were appropriate for and compatible with the District and Article 11.

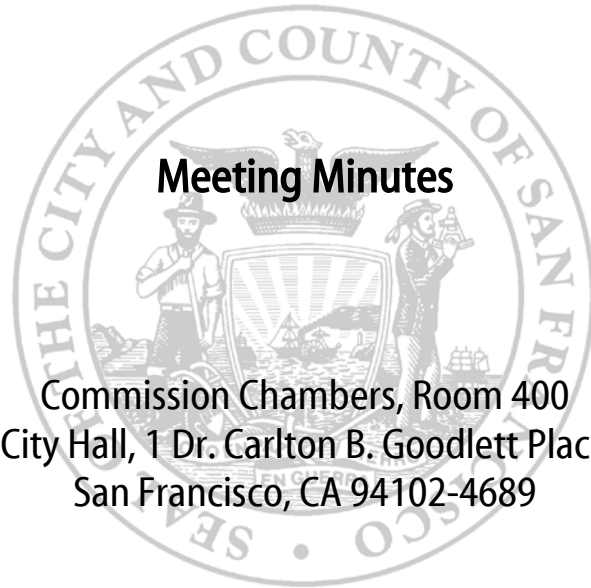
3. Detailing and Ornamentation: All three Commissioners agreed that the simple and contemporary detailing and ornamentation of the proposed design was compatible with the District and Article 11. Commissioner Wolfram added that the design was appropriate given the simple, more utilitarian character of existing façades on Maiden Lane.

4. Sign: After some discussion, the Commissioners agreed with the staff recommendation that the proposed blade sign be placed lower on the façade in a manner that better related to the horizontal feature, size of the façade, and ground floor.

LETTER: 051

ADJOURNMENT – 2:17 PM – ADOPTED DECEMBER 2, 2015

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 4, 2015
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: John Rahim – Planning Director, Shannon Ferguson, Johnathan Lammers, Tim Frye
- Preservation Coordinator, 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.

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))

None

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

John Rahaim, Planning Director:

Good afternoon Commissioners, good to see you today. I just wanted to mention two items today. One, in light of yesterday's election, of course there are a number of propositions that you'll likely be interested in and know the results of but the one I wanted to mention was the Mission Moratorium which of course did not move forward yesterday. What I wanted to let you know is that we are continuing and will continue and I made this commitment on behalf of the department that we will continue to do our work in the Mission, the Mission 2020 Plan which we have been working for quite some time with a series of neighborhood groups to really work towards stabilizing the demographics of that neighborhood while the neighborhood is growing. It's something that we have committed to and the mayor has committed to and committed the staff over the next year or so to make that plan a reality. It's -- a land use plan and not a zoning plan per se but a plan that tries to stabilize the mission through items such as tenant, counseling, eviction control, acquisition of sites for affordable housing, acquisition of existing buildings for rent control buildings that the city would control in its portfolio to maintain existing housing stock. So it is kind of new ground for us in many ways but we are working directly with the neighborhood organizations to make that happen and for your benefit and the benefit of the public, I just wanted to re-commit the fact that, in spite of the moratorium not passing yesterday we'll continue to move forward with that work. The second thing is Tim reminds me that you will probably be interested in a major piece of work we are doing on affordable housing which is the Affordable Housing Bonus Program. The mayor and Supervisor Tang introduced legislation at the end of September which is a program to both, No. 1 reflect the requirement under state law that we have to allow developers additional density if they provide affordable housing on site; something the city has not done even though that law has been in the books since the late 70s and there was a recent court case that pushed us in that direction as well. Secondly, provides additional incentive for moderate and middle income housing by providing further incentives for development that provides up to 30% on-site affordable and middle income housing. So that program is moving forward. There is a third hearing at the Planning Commission tomorrow on this item, informational hearing, and it goes back to the Planning Commission in early December for tentative action but then would have to go to the board as well. We've also made an offer to all the supervisors that we would go out to their districts and make further presentations on this program as well. We'll be happy to come here as well if you

are interested in hearing about that program. It has the potential of producing anywhere in the range of 3,000 to 5,000 units of affordable housing across the city. So it's actually a very significant program and a very exciting one that we're really, really optimistic about and we hope it gets to the board in the first quarter of next year. Thank you. That's my report.

Commissioner Johns:

I would really be interested in such a presentation.

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

Tim Frye, Preservation Coordinator:

No formal report from the Planning Commission, however, a number of items to give you an update on or make you aware of from the last few weeks. One is you probably know, Prop J passed which is a fund to provide financial support to legacy businesses and there is a role for the Historic Preservation Commission in that ordinance. We are working with Supervisor Campos' office and we will have an overview of the program before you shortly so we can start figuring out how that program is going to operate, most importantly here at the commission, and as you know there is some overlap with the Legacy Business Registry that is being managed currently by the Office of Small Business so we'll be coordinating with them as well, again, to have a better understanding of how people would apply and how they would become eligible and what sort of criteria this commission would like to use in providing recommendations to the Board of Supervisors on which, which businesses are eligible to use the fund and that fund will still be a budget line item every year for the Board of Supervisors to vote upon; so the amount in the pool would likely change from year to year, but there is additional information about that, that we'll have Supervisor Campos present at a future hearing. Also, wanted to mention the Planning Department Preservation Staff had another great annual retreat, last week, at Swedish American Hall. Thanks again to Swedes and Enrique Landa for providing a space for the all-day retreat where we could meet and really talk about, one, looking back at Preservation over the last year, the types of work we've been doing and looking forward on planning for the future and what sort of staffing issues or process related issues that we would like to improve upon or expand upon. We did have a really interesting presentation by a window contractor from the Peninsula who talked to us about everything from very low end to very high end windows, how they're manufactured, how they are installed and the pros and cons of each and that was very helpful for the staff in understanding sort of the needs of homeowners and the types of recommendations that we give based on preservation requirements under the Secretary of Interior Standards. We talked a lot about core values and core values meaning the core values of the Preservation Team and sort of the first steps in putting together our own mission statement about how we want to approach preservation given the amount of development happening in the city over the last few years and that our Preservation Team has grown from only 10 years ago being handful of people around 4-5 to now we're almost 20. So there has been a lot of growing there and a lot of great policies that has come out of that team. But we were looking at really how we interact with the department internally and also how we interact with outside members on preservation and how we communicate the importance of our city's shared preservation goals, so more on that as we continue to develop and discuss the

team's core values. One thing I did want to point out from the retreat that I always find helpful is sharing with the team how many permits or entitlements are received on an annual basis and the big story that came out of that, aside from what we all know is, that there is more permit activity, but surprisingly, downtown especially, the numbers have almost quadrupled and there were just as many Minor Permits to Alter issued for downtown as there were all preservation entitlements for the rest of the city and that we have just two preservation planners working to get through that backlog and responding to people in a meaningful way. So, it did show there is still a huge need for more support and the Preservation teams work, especially downtown. So we'll be working on our next year's budgeting efforts to find ways to alleviate some of that backlog there. Also, I wanted to mention that the Board of Supervisors unanimously approved the University Mound Ladies Home, Article 10 Designation, at yesterday's Board of Supervisors hearing. There is one more read at the next hearing but this legislation was an ordinance sponsored by Supervisor Campos and we don't see any reason why that won't move forward so that will likely be our newest individual landmark. There is additional legislation that will be sponsored by Supervisor Kim's office. It's a Filipino Cultural Heritage District, very similar to the lower 24th District in the Mission. This, as you recall, is a policy outlined in the West SOMA Area Plan and along with an LGBT Social and Cultural Heritage District. It's also -- both districts are picked up in the Central SOMA Draft Area Plan which will be coming to you in the beginning of next year. The supervisor wants to get a head start on this particularly because there are a number of folks in the community that wanted to see some momentum behind developing a district. So we're working closely with Supervisor Kim's office. I just wanted to make you aware of it in case you hear any murmurings about it. I know San Francisco Architectural Heritage is working very closely with the supervisor's office and representatives from the community and they are using 24th Street as a model, which as we know in the past couple years has worked very well. So as we look at ways to put little more teeth into that legislation, we will be checking in with you once it's formally introduced and it's referred back to the department. That concludes my comments and my report. Thanks.

Commissioner Johns:

Was that presentation on windows recorded or filmed or preserved in any way?

Tim Frye, Preservation Coordinator:

It was not, unfortunately, but I would be happy to talk to the fellow and see if he would be willing to present before this body.

Commissioner Johns:

Well, if you would, I think that would be a great idea particularly, not only could we have the advantage of it, but if it was as good as you indicate, then, shouldn't that be available on our website or somehow so that people who are involved in this as part of their business or because they are a homeowner that wants to spruce up the place could have the advantage of that. I think that would be wonderful.

Tim Frye, Preservation Coordinator:

That's a great comment Commissioner and our communication manager is working on a final script for our next YouTube video for the Planning Department and it will be on the

window replacement standards for this city. There is certainly more information we can add to that script based on this presentation we had last week.

Commissioner Johnck:

I wanted to comment on the retreat, but your mention about the Filipino evaluation just occurred to me. Saw two wonderful plays put on by American Conservatory Theatre at The Strand called *Monstress*; there were two one-act and there's quite a significant camaraderie and collaboration among the arts community in San Francisco a crossover between symphony, opera and theatre in an effort to encourage holistic participation. It was quite an insight into Filipino history. My street in San Francisco, they were the first people there when it was built, when the homes were built in the early 1900s or late 19th century. Marvelous insight, I encourage, I haven't checked to see whether it's still on, but I encourage staff to look into that particular playwright; the author. But the retreat I thought was really ennobling and inspirational. I really enjoyed the opportunity to hear individually from each staff members about their values and the look back was really good to see what stood out. I just got a lot out of it and learned a lot and enjoyed meeting a lot of folks who don't always appear at the commission meetings. I thought it was very well done. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

The only report I had was that I, with Commissioner Johnck, did attend part of the retreat, which I thought was very well done and enlightening. The other item I wanted to bring up was the idea of a holiday gathering, a commission's holiday gathering, potentially maybe after our hearing on the 16th of December. It's something we can think about and discuss. I won't be here for the subsequent hearing. Commissioner Hyland will chair the meeting, but something maybe we can start considering.

4. Consideration of Adoption:

- [Draft Minutes for HPC October 21, 2015](#)
- [Draft Minutes for ARC October 21, 2015](#)

SPEAKERS: None
ACTION: Adopted as Amended for both minutes
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Pearlman
ABSENT: Matsuda

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.

Commissioner Pearlman:

I just wanted to disclose that I met with the project sponsor on 1200 17th Street that's going to be in front of the ARC today.

Commissioner Hyland:

Two items, one is that I also had communications with the project owner and sponsors. I did not meet with them but they will be before us after this hearing. The other thing, I was at a presentation with a few of Director Rahaim's staff from the Pavement to Parks Group and they were presenting the Market Street Prototype Festival as well as some of the activity that, that group is doing out in the neighborhoods like the Persia Triangle at Mission, Ocean and Persia. I thought that presentation, or at least half of the presentation, about what's happening in the neighborhoods could be a good topic to bring before the Cultural Heritage Assets Committee.

Commissioner Johnck:

I'd like to mention the reason I was absent last time was because I was speaking at an international seaport conference in Savannah, Georgia. I actually chaired an archaeology session where I was looking at proactive tools for identifying historic resources and archaeology ahead of time in collaboration with port navigation improvements around the United States. It was quite general, but I did focus on the great seawall here in San Francisco and did a lot of advance work with the engineer over at the port and Mark Paez on that presentation and I have a Powerpoint at some point, I don't know where would be appropriate. I will be sharing it with the working group, the Waterfront working group, and staff to see if it has some legs and some ideas. I talked more about the potential opportunities for looking at the seawall for historic tax credits; at least the piers head building on top of the piers et cetera. So we'll see but has some ideas but it was quite well received and there was other project there. I was quite impressed with the Historic Preservation Program in Savannah related to ours; particularly the plaques were quite prolific and well done. I just wanted to bring that to the attention of the commission.

D. REGULAR CALENDAR

6. [2015-005887DES](#) (J. LAMMERS (415) 575-9093)
90-92 SECOND STREET – Consideration to Recommend to the Board of Supervisors the **Landmark Designation** of the Bourdette Building, northwest corner of Second and Mission streets, Assessor's Block 3707, Lot 012, as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Designed by master architects Bliss & Faville and constructed in 1903-1904, the subject property is significant as a unique survivor of the 1906 Earthquake and Fire. It is the only building within the burned district to survive the

disaster intact with no one inside or outside the building fighting to save it. The building was added to the Landmark Designation Work Program on May 12, 2012. It is located within the C-3-0 (SD) Downtown-Office (Special Development) Zoning District and 150-S Height & Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: None
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Pearlman
ABSENT: Matsuda
RESOLUTION: 757

7. [HISTORIC INTERPRETIVE PROGRAM](#) (S. FERGUSON: (415) 575-9074)
Informational Presentation from Department staff on potential Historic Interpretive Program, including update on historic plaques for individual landmarks.
Preliminary Recommendation: None - Informational

SPEAKERS: None
ACTION: None - Informational
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Pearlman
ABSENT: Matsuda

ADJOURNMENT – 1:24 PM

ADOPTED – NOVEMBER 18, 2015

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 18, 2015
1:00 p.m.
Cultural Heritage Assets Committee
Meeting**

COMMISSIONERS PRESENT: Hyland, Matsuda

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER HYLAND AT 3:45 PM

STAFF IN ATTENDANCE: Shelley Caltagirone, Tim Frye - Preservation Coordinator, and 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.

CULTURAL HERITAGE ASSETS COMMITTEE

ROLL CALL:	Member:	Aaron Jon Hyland
	Member:	Diane Matsuda

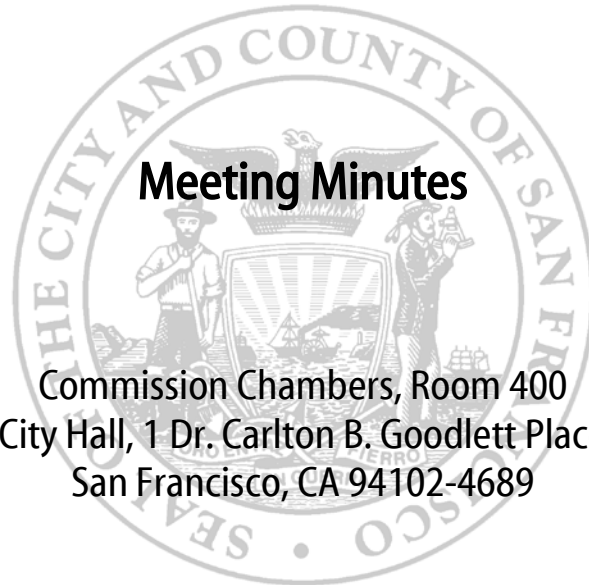
1. (S. CALTAGIRONE: (415) 558-6625)
CULTURAL HERITAGE ASSETS DISCUSSION – The San Francisco **Preservation Element and Cultural Heritage Policy** discussion. The Cultural Heritage Assets Committee of the Historic Preservation Commission began holding hearings in December 2014. The purpose of the committee hearings is to provide a discussion forum for topics related to cultural heritage preservation. The November hearing will include a presentation by Judy Nemzoff, Program Director at the San Francisco Arts Commission. Judy will speak about the Art Commission's Cultural Centers program and their role in the management of public art and historic monuments. The hearing will also provide an opportunity for members of the public to contribute to a growing list of businesses, community organizations, and neighborhoods institutions that deserve recognition and protection. Public participation in the hearing is encouraged. Please contact Shelley Caltagirone at 415.558.6625 for more information.

SPEAKERS: None

ACTION: Continued to December 2, 2015

ADJOURNMENT – 3:48 PM – ADOPTED December 2, 2015

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 18, 2015
12:30 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM

STAFF IN ATTENDANCE: Jeff Joslin – Current Planning Director, Rich Sucre, Marcelle Boudreaux, Shelley Caltagirone, Susan Parks, Tim Frye - Preservation Coordinator, 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.

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))

None

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Tim Frye, Preservation Coordinator:

Good afternoon commissioners. The Director's report was included in your packets. Happy to answer any questions should you have them.

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

Tim Frye, Preservation Coordinator:

Good afternoon commissioners. There's one item to share with you. No formal report from the Planning Commission, however, I'm happy to report that as of last week we were notified by the National Parks Service that the department was awarded an under-represented community's grant in the amount of \$55,000. It's a two year grant cycle. There are several objectives under the grant. The first objective is to prepare three national registered nominations for buildings that represent the Civil Rights Movement within San Francisco at a national scale. The three buildings are the Women's Building located in the Mission Neighborhood, constructed in 1906; Glide Memorial Church, which you'll probably hear about more later this afternoon, constructed in 1930; and, the Japantown YWCA constructed in 1932 and you're familiar with through the Japantown Survey. The three nominations will be prepared by an outside consultant with department review. But the second component, which I am really excited about, is a long range plan for this commission to develop a landmark designation work program based on sites and properties associated with Civil Rights or social and cultural heritage. So the second objective will be partially an intern project but also staff working to build upon the recommendations that you will see in the LGBTQ Context Statement, the African-American Context Statement, the Japantown Historic Context Statement, the Filipino Context, within the SOMA Historic Context Statement, and there's one other that's escaping me, but there are a large number of recommendations in each of these context statements and we know you haven't had an opportunity to really look at those, analyze them and prioritize them as part of your work program, so we're hoping this grant will allow us to do that and provide some real recommendations on what you would like staff to work on in the future. The last component of the grant will be a web-based mobile application where visitors or general members of the public can prepare their own walking tours of these sites that have been identified in context statements but also sites that are already designated and associated

with the National Advancement of Civil Rights. Our hope is that we can also include an oral history component to the website portion and as you know, Shannon Ferguson, from our staff is working hard on the interpretation portion of the department's plaque program so you should hear more about that in conjunction with her work. So that's all I have to share with you today, but happy to answer any questions and certainly we will be engaging you and keeping you updated on the grants as it continues to move forward.

Commissioner Matsuda:

I have a quick question. So when you talk about Civil Rights, I'm assuming that's going to be defined very broadly so you're going to talk about events leading up to specific events or activities that have happened here and then relating it to particular sites or...?

Tim Frye, Preservation Coordinator:

Exactly, one of the components of the second objective where developing the range plan will also be to look at the evaluated framework in each of the context and how are they defining criteria to justify significance of these sites, so that's something we'll be bringing to you as well; is what sort of criteria should we be using in determining which properties are added to the work program.

Commissioner Matsuda:

So that would be good to have public comment on, so maybe we can have initial meeting or discussion through the CHA and then bring it back to the full commission.

Tim Frye, Preservation Coordinator:

Sure, absolutely.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for HPC November 4, 2015](#)
- [Draft Minutes for ARC November 4, 2015](#)

SPEAKERS: None

ACTION: Adopted HPC; ARC Continued to December 2, 2015

AYES: Hyland, Hasz, Johnck, Johns, Pearlman, Matsuda

ABSENT: Wolfram

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.

Commissioner Johnck:

I would like to report on an important event that I attended this morning. This was the opening event announcing the campaign for San Francisco Heritage in the Haas-Lilienthal House. The campaign is to raise a little over \$4 million, about \$4.3 I think, Desiree is here for San Francisco Heritage, she can correct any information that might be a little off but it's about little over \$4 million and \$3 million of which is dedicated to restoration of the Haas-Lilienthal House and the balance will go to build the endowment for San Francisco Heritage and their programs. I was pleased to meet several of the descendants of the Haas-Lilienthal family and see the house again, and it was very exciting campaign. They have raised about 75% of what they're aiming for thus far and so today was the actual public campaign and announcement to the public probably hear more about it from the press etcetera but it's a very exciting campaign, very worthwhile goal.

Commissioner Hyland:

So I have two. One is a report, Commissioner Johnck and I are on the Waterfront Long Range Plan Update and we've had two hearings. Yesterday was the kick off of the working group and it was pretty much just an overview of the process and what we're tasked to do so there's really nothing to update the commission on it at this point but there'll be another hearing in January, I believe is the next one, middle of January. And then I have a disclosure. As far as the LGBTQ Context Statement, my former firm, Architectural Resources Group, provided some in-kind services for the development and some review of that document and I also provided some financial support of the effort. I've reviewed it with the City Attorney and I can, I do not need to recuse myself, I just need to make the disclosure.

D. REGULAR CALENDAR

6. [2014.1315COA](#) (R. SUCRE: (415)575-9108)
135 TOWNSEND STREET, located on the south side of Townsend Street between 2nd and 3rd Streets, Assessor's 3794, Lot 022. Request for a **Certificate of Appropriateness** for front and rear façade alterations and construction of a new roof deck, stair penthouse and elevator penthouse. The façade alterations consist of: replacement of the existing windows on the second through fifth floors with new steel-sash windows; replacement of the non-historic storefront and garage doors along Townsend Street with a new storefront; and replacement of the doors on the rear façade with a new aluminum-sash storefront system. These alterations are associated with a proposed project to change the use of 49,995 square feet at the subject property from self-storage (retail) to office use, which require an

Office Development Authorization from the Planning Commission. The subject property is a contributing resource to the South End Landmark District, and is located within the MUO (Mixed-Use Office) Zoning District and 105-F Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

(Continued from October 21, 2015)

SPEAKERS: + Charles Bloszies – Project Presentation

ACTION: Approved with Conditions as amended to include:

1. Include a repair option for the steel sash windows;
2. Allow the removal of the bulkhead, keeping the rhythm of bays at the ground floor storefront; and
3. Include vertical muntins in the transom windows on the Townsend Street frontage.

AYES: Hyland, Hasz, Johnck, Johns, Pearlman, Matsuda

ABSENT: Wolfram

MOTION: 0266

7. [2012.0262COA](#) (M. BOUDREAUX: (415)575-9140)
500 GENEVA (AKA 2301 SAN JOSE AVE) – located on the southeastern side of the intersection of San Jose and Geneva Avenues, Assessor's Block 6972, Lot 036. Request for a **Certificate of Appropriateness** at the Office Building for site. The site alteration consists of introduction of a new trash enclosure and transformer pad at the east elevation of the Office Building in an area currently used for parking. These alterations are associated with a proposed project to rehabilitate the two vacant structures in the Geneva Car Barn Complex and adaptively reuse the Office Building (12,916sf) and Powerhouse (3,735sf) as a community-serving facility for youth arts education and a community arts/events center, including a restaurant space. No building envelope expansion is proposed. The entire project will be presented for input, although work is proposed in two phases. Phase 1 is under consideration for a Certificate of Appropriateness for work at the Office Building. Change of use to community facility requires Planning Commission approval. The subject property is located within a P (Public) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Beth Rubenstein, Aide to Sup. Avalos – Support

+ Nicole Abram, Rec & Park – Project Presentation

+ Roselyn Cole – Design Presentation

+ Desiree Smith – Support

+ Dan Weaver – Support

ACTION: Approved with Conditions

AYES: Hyland, Hasz, Johnck, Johns, Pearlman, Matsuda

ABSENT: Wolfram

MOTION: 0267

8. [2009.0634COA](#) (S. CALTAGIRONE: (415)558-6625)
VAN NESS BRT PROJECT - Request for **Certificate of Appropriateness** for the segment of the Van Ness Avenue Bus Rapid Transit (BRT) Project located within the Civic Center Landmark District between Golden Gate Avenue and Fell Street. The BRT Project would convert two

center traffic lanes of Van Ness Avenue to dedicated transit lanes. Proposed new features along the avenue within the district include: a bus station at McAllister Street; street lighting; paving; street trees and sidewalk planting; and, traffic medians. The Project would include the removal of the historic trolley poles with light fixtures that currently line Van Ness Avenue and replacement of most of the trees in the median.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: + Peter Garbaccio – Project Presentation
 + Jane Edwards – Lightpole repair, trees along Van Ness
 + Pete Gualette – Tree scape in the Civic Center
 - MaryAnne Kayiatos – Curbside alternative negative impacts
 - Lara DeCaro – Impact to trees
 - Chris Parkes – Trees and historic street lamps
 - Jeff Sinko – Trees, project efficiencies
 = Patrick Carney – Light poles, trees
 + Robert Macys – Trolley poles
 + Donald Savoie – Use of median for a bus lane, construction phasing
 - Javier Bautista – Lane reduction, trees

ACTION: Approved with Conditions, amending Condition No. 3, such that, the Sponsor shall remove the trolley poles from this authorization and seek a separate CoA within six months.

AYES: Hyland, Hasz, Johnck, Johns, Pearlman, Matsuda

ABSENT: Wolfram

MOTION: 0268

9. [2014.0266U](#) (S. PARKS (415) 575-9101)
HISTORIC CONTEXT STATEMENT FOR LGBTQ HISTORY IN SAN FRANCISCO - The LGBTQ **Historic Context Statement** documents the history of the community in San Francisco from the City's earliest development to the present day. It outlines significance, integrity considerations, registration requirements, and further recommendations. Consideration to adopt, modify, or disapprove the Historic Context Statement for LGBTQ History in San Francisco.

Preliminary Recommendation: Adopt the Historic Context Statement

SPEAKERS: + Shane Watson – Project Presentation
 + Donna Graves – Presentation continued
 + Anthony Veerkamp – Support, legacy businesses
 + Desiree Smith – Support
 + K. Lee Callahan – Support
 = Randy T Burns – American Indian LGBT history
 + Beth Lemke – Support, Great Aunt Mona Sargent

ACTION: Adopted

AYES: Hyland, Hasz, Johnck, Johns, Pearlman, Matsuda

ABSENT: Wolfram

MOTION: 0269

ADJOURNMENT – 3:40 PM – ADOPTED AS CORRECTED DECEMBER 2, 2015

Draft – Meeting Minutes

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

Wednesday, December 2, 2015

ARCHITECTURAL REVIEW COMMITTEE

Meeting

+ 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.

1. [2015-008484PTA](#) (P. LAVALLEY: (415) 575-9084)
856 MARKET STREET – north side of Market Street between Hallidie Plaza and Ellis Street; Assessor's Block 0329, Lots 004. Request for **Review and Comment** before the Architectural Review Committee for the proposed exterior alterations including installation of new cladding material and fenestration on the Market Street façade and installation of a new projecting sign. Constructed in 1915, with substantial alterations to the façade in 2000, the subject building is a Category V

(Unrated) Building within the Kearny-Market-Mason Conservation District, the C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: + Mr. Bloszies – Design presentation

ACTION: Reviewed and Commented

COMMENT: **1. Composition and Massing:** The Commissioners concurred with staff that the configuration of the new fenestration and cladding would introduce a two-part vertical composition of the façade that appears compatible with the surrounding District and in conformance with Article 11. However, the Commissioners also noted that the façade design was too flat and recommended increasing the setback of the windows to a minimum of 6 inches with the solid horizontal band remaining in plane with the solid wall.

2. Material and Color: All three Commissioners felt that no storefront base (bulkhead) was necessary and that the proposed storefront framing provided an adequate curb that was in proportion to the size of the storefront. They also felt that the storefront design was consistent with the storefronts on surrounding buildings, including the Flood Building and Westfield Shopping Center. There were no comments regarding the storefront and window systems or metal frame at entry, which staff felt were appropriate and compatible with the District. The Commissioners were comfortable with use of the proposed Swiss Pearl cement board panels but noted that the following modifications to the design were necessary for the material to be installed and detailed in a manner that appropriately references cladding materials typical of the District:

- The cement board panel cladding system should be installed on concealed fasteners.
- The project sponsor should provide staff with examples of the Swiss Pearl installed in various locations and information about the material's overall performance in the field.
- The cement board panel cladding system should not return at the storefront or window insets as it is important to have a solid corner. Instead there should be a projecting steel (or similar) frame around the openings that the cement panel system relates to in order to create a sense of weight and mass. The Commissioners were concerned that the cladding materials not look too thin.
- The Commissioners recommended introducing a bevel, or similar slightly projecting footing element, at the transition between the textured and smooth panels at the lower portion of the building piers. This would add to the sense of weight and permanence at

the building base as well as provide an additional change in plane on the façade.

3. Detailing and Ornamentation: The Commissioners concurred with staff that the simple and contemporary design of the façade appears compatible with the District. Commissioner Pearlman noted, and Commissioner Wolfram agreed that the change in color/texture at the top of the façade was too wide and made the building seem top-heavy; the proportions of the façade should be balanced.

4. Sign: No comment as staff recommended revisions were made prior to the ARC review.

LETTER: 052

2. [2014-000362ENV](#) (P. LAVALLEY: (415) 575-9084)
 1500-1580 MISSION STREET – northwest corner of Mission and 11th Streets; Lots 002 and 003 in Assessor's Block 3506 – **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the project. The project proposes to demolish one existing building and a portion of another building on the project site, at 1500 and 1580 Mission Street, and construct a mixed-use development with two components. The residential and retail development component would include a 39-story, 396-foot-tall tower (up to 416 feet to top of the parapet enclosing mechanical equipment) with mid-rise podium elements at the corner of Mission Street and South Van Ness Avenue. The office and permit center development component would be occupied by several City and County of San Francisco ("City") departments, and include an 18-story, 264-foot-tall tower (up to 284 feet to top of the parapet enclosing mechanical equipment) on 11th Street between Market and Mission Streets with mid-rise podium elements extending west and south from the tower. A portion of the existing former Coca-Cola bottling plant at 1500 Mission Street, including its clock tower, would be retained and converted to retail use. The project site is within the C-3-G (Downtown General) Zoning District, the Van Ness & Market Residential Special Use District, and the 85-R-2 and 85/250-R-2 Height and Bulk Districts. The proposed project would require amendments to the Market & Octavia Area Plan, Zoning Map Height and Bulk redesignations, Text Amendments to the Planning Code, and Downtown Project Authorization.

Preliminary Recommendation: Review and Comment

SPEAKERS: + John Updike – One stop permitting center
 + SOM Architect – Design presentation

ACTION: Reviewed and Commented

COMMENT: - **Permit Center** – Both Commissioners asked why the existing building could not house the permit center. The ARC indicated that they wanted the preservation alternatives, as well as the project, to study reuse of the building for the permit center. If the issue was the floor levels, then the ARC indicated that a partial second story addition on the existing building might be appropriate if it was required to meet the permit center objectives. They also encouraged the study of adding a floor within the tall warehouse space of the former bottling plant to accommodate the Permit Center program.
 - **Project design** – Both Commissioners felt that the proposed project severely diminished the existing building. Commissioner Pearlman stated that the project

appeared to be pasting a remnant of the existing building onto a new complex. Both Commissioners were particularly concerned about the reduced length of the Mission Street façade.

- **Project design** – Commissioner Wolfram noted that he felt that the bulk of the proposed tower could be increased and brought closer to the existing Mission Street façade if more of the existing building were being retained in the project.

- **Project design** – Both Commissioners noted that the linear, asymmetry of the Mission Street façade was a key character-defining feature of the existing building that should be retained. Commissioner Pearlman also noted that the 11st Street façade should be retained.

- **Alternatives** – Both Commissioners indicated that they would be willing to lose more of the warehouse portion of the existing building in both proposed alternatives – to meet more of the programmatic objectives – so long as the existing length of the Mission Street façade was retained.

- **Partial Preservation Alternatives** – Both Commissioners indicated that the footprint of the new construction could increase to accommodate more of the project objectives so long as the Mission Street façade was retained and more of the existing building was incorporated into the proposal.

- **Project** – ARC would like to see additional means of preserving the existing building incorporated into the project and addressed in the project objectives.

LETTER:

053

ADJOURNMENT – 2:54 PM

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, December 2, 2015
2:00 p.m.
Cultural Heritage Assets Committee
Meeting

COMMISSIONERS PRESENT: Hyland, Matsuda

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER HYLAND AT 2:58 PM

STAFF IN ATTENDANCE: Shelley Caltagirone, Tim Frye - Preservation Coordinator, and 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.

1. (S. CALTAGIRONE: (415) 558-6625)
CULTURAL HERITAGE ASSETS DISCUSSION – The San Francisco **Preservation Element and Cultural Heritage Policy** discussion. The Cultural Heritage Assets Committee of the Historic Preservation Commission began holding hearings in December 2014. The purpose of the committee hearings is to provide a discussion forum for topics related to cultural heritage preservation. The December

hearing will include presentations from San Francisco Arts Commission staff. Judy Nemzoff, Program Director, will speak about the history and neighborhood role of the four City-owned Cultural Centers. Allison Cummings, Senior Registrar, will be presenting on the Public Art Collections which includes historic monuments. The hearing will also provide an opportunity for members of the public to contribute to a growing list of businesses, community organizations, and neighborhoods institutions that deserve recognition and protection. Public participation in the hearing is encouraged. Please contact Shelley Caltagirone at 415.558.6625 for more information.

(Continued from November 18, 2015)

SPEAKERS: Judy Nemzoff – History of Cultural Center
Allison Cumming– Inventory Presentation
Ellen Johnck - Sustainability
ACTION: Reviewed and Commented

ADJOURNMENT – 4:12 PM

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, December 2, 2015
12:00 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:01 PM

STAFF IN ATTENDANCE: John Rahaim – Planning Director, Shelley Caltagirone, Justin Greving, Tim Frye - Preservation Coordinator, 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.

SPEAKERS: Loraine Altamorano – Palace of Fine Arts future commercial use

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Tim Frye, Preservation Coordinator:

Commissioners the Director's report was included in your packets. Happy to address any questions should you have them.

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

Tim Frye, Preservation Coordinator:

Just a few items to share with you, no formal Planning Commission report; however, a few items at the Board of Supervisors in the upcoming weeks. Tomorrow the Mills Act application that you've reviewed and recommended approval for will be at committee tomorrow for their recommendation. There is one property, the address escapes me, but it contributes to the Uptown Tenderloin National Register District, as you recall they were not going to receive any tax savings in the current year based on their assessed value but they've asked to stay in the program because they are proposing some substantial seismic and rehabilitation upgrades that they believe they will achieve a savings in the future, so that will be an interesting project for us to track over time and see if they actually realize the savings in the future after their major renovation project. But we'll certainly report to you once the full board has acted on those Mills Act contracts that will be before them prior to the end of the year. Also, the Cowell House Proposal Landmark Designation has been forwarded to the clerk; Supervisor Yee is interested in conducting a site visit before sponsoring so we're scheduling that with the property owner and we'll certainly keep you posted on the outcome of that; 92nd Street, the Burdett Building has also been introduced and submitted to the clerk, that's the small fire survivor that you've recommended –or Article 10 designation for at a previous hearing and Supervisor Kim's office is looking at sponsorship for that property as well and we're in contact with her office on when that move forward but it likely won't happen until the beginning of next year. Also wanted to mention or as piggyback to the public comment, I have received some inquiries from the National Trust Field Office here for the proposals for the Palace of Fine Arts that the Recreation and Parks Commission is reviewing. At this time, the main questions were about the historic status of the Palace of Fine Arts but we will certainly reach out to Rec and Park and if this commission is interested in getting an update or more information about those proposals as it is a local landmark, we could certainly do so at a future hearing. So that concludes my comments unless you have any questions.

Commissioner Pearlman:

Mr. Frye, on the Palace of Fine Arts, is that under the control of Rec and Park?

Tim Frye, Preservation Coordinator:

It is a city owned property, P zoned - Public, and so there would be a number of entitlements that would be required for any proposal that goes through for all major alteration or a change in use.

Commissioner Pearlman:

So that would come before us?

Tim Frye, Preservation Coordinator:

If there were exterior changes proposed, correct.

Director John Rahaim:

If I may, I think we were just talking about this, I think what would also require some zoning changes to allow a hotel because it's a P zone, that kind of commercial use typically not allowed in a P zone. So there would be other zoning changes needed as well.

I just wanted to add one more thing; seeing the item on the Director's report about the Central SOMA open house reminds me that it might be time to come back to you with the briefing on that plan. We've been at this for quite a long time. We've been in the EIR phase for the better part of 18 months and we are now at the point where we're getting close to completing the EIR, so I think it might be a good time to talk to staff and have them come and brief you on that project, that planning effort as well. As you'll note from the Director's Report we are in the phase now what we're looking at the community benefits package that might result from that plan so they're looking at it as sort of total finances and the revenues that might accrue from land value recapture ranging from affordable housing, transportation to preservation, so we're looking at that whole range of issues, so I think it might be good time to come back and have a discussion with you all about it as well.

Commissioner Johnck:

I would be interested in having a briefing on the Palace of Fine Arts before anything official comes before us, so that'll be good. Thank you.

C. COMMISSION MATTERS**3. President's Report and Announcements**

None

4. Consideration of Adoption:

- [Draft Minutes for ARC November 4, 2015](#)
- [Draft Minutes for HPC November 18, 2015](#)
- [Draft Minutes for CHA November 18, 2015](#)

SPEAKERS: None

ACTION: ARC November 4, 2015 Adopted as Corrected, HPC & CHA November 18, 2015 Adopted

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

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.

President Wolfram:

We had discussed having a holiday gathering following the next hearing the 16th at a location yet to be determined. I think maybe we'll do something similar to last time when we met at a bar or restaurant.

Commissioners:

Don Ramon's?

President Wolfram:

We could go there again or are there other locations that are preferable? Legacy location...? Do you know what time it opens though?

Commissioner Johns:

It opens at 11:30.

President Wolfram:

Oh so if we go right after...or do we want to go at 4:30 or 5?

Commissioner Johns:

Yea we could go 4:30 or 5. It closes for an hour or two in the middle of the day.

President Wolfram:

Five o'clock? So we can add that and we have to notice it right?

Commission Secretary Ionin:

Yea we would post a notice on the website as soon as we find out. I've had discussions with the City Attorney's Office and the Good Government Guide clearly states these social gatherings should be noticed whenever possible and as soon as possible. So if we choose not to use Don Ramon's for whatever reason or choose a different time, we could certainly do that fairly easily.

President Wolfram:

So why don't we assume right now 5 o'clock, Don Ramon's unless otherwise decided?

Commissioners:

Yes.

6. [2016 Commission Schedule](#) for Review and Adoption

SPEAKERS: None
ACTION: Adopted
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

D. REGULAR CALENDAR

7. 2014-001503PCA (M. MOHAN: (415) 575-9141)
[AFFORDABLE HOUSING BONUS PROGRAM](#) – **Informational Presentation** regarding a Planning Code Amendment to create the Affordable Housing Bonus Programs, consisting of the Local Affordable Housing Bonus Program, the 100 Percent Affordable Housing Bonus Program, the Analyzed State Density Bonus Program and the Individually Requested State Density Bonus Program, to provide for development bonuses and zoning modifications for affordable housing, in compliance with, and above those required by the State Density Bonus Law, Government Code, Section 65915, et seq.; to establish the procedures in which the Local Affordable Housing Bonus Program and the 100 Percent Affordable Housing Bonus Program shall be reviewed and approved; and amending the Planning Code to exempt projects from the height limits specified in the Planning Code and the Zoning Maps; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
Preliminary Recommendation: None - Informational

SPEAKERS: + (F) Speaker – Support for continuance
ACTION: Continued to December 16, 2015
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

8. (J. GREVING: (415) 575-9169)
[FAÇADE RETENTION POLICY DISCUSSION](#) – On March 18, 2015 The Historic Preservation Commission adopted Resolution No. 0746 to clarify expectations regarding the preparation of preservation alternatives in Environmental Impact Reports. This resolution specifically omitted language about façade retention to allow for a discussion of the topic from a historic preservation and urban design perspective at a later date. Planning Staff will provide a brief presentation on various examples of façade retention projects within the United States.
Preliminary Recommendation: Review and Comment

SPEAKERS: Mike Buhler – Facadism issues, commercial vs residential
Jim Worshel - Facadism
ACTION: Reviewed and Commented

ADJOURNMENT – 1:27 PM – ADOPTED DECEMBER 16, 2015

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, December 16, 2015
12:30 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Tina Tam – Senior Preservation Planner, Menaka Mohan, Paolo Ikezoe, Kearstin Dischinger, Shelley Caltagirone, Pilar LaValley, 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: Eileen Boken – Palace of Fine Arts
(M) Speaker – Pier 70

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Jeff Joslin, Director of Current Planning:

Good afternoon, Commissioners. You have a copy of the Director's Report in front of you; be happy to answer any questions about that report. I did, of course, also want to acknowledge at this time of the loss of a member of our planning and preservation family, Mary Brown who was with the Department since 2008 and a remarkable prolific, profound contributor to our efforts.

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

Tina Tam, Senior Preservation Planner:

I do have a couple of announcements: the first one is a brief update on past events of the Board of Supervisors. Last Tuesday, on December the 8th, the Board of Supervisors heard a number of Mills Act contracts, including ones for 722 Steiner, 761 Post and 807 Montgomery. While the Board voted to approve contracts for Steiner and Post, they did not for 807 Montgomery. Instead, they continued that item for yesterday and at that hearing the board did unanimously approve it. The only other item I have is further remarks about Ms. Mary Brown. On behalf of Tim Frye, Preservation Coordinator who can't be here today, and the entire Planning Department we are beyond sad about the passing of our dear friend and colleague, Ms. Mary Brown. Mary joined the Department in 2008; before that she worked for the San Francisco Bike Coalition, where she served as the Membership Director and later a Bicycle Network Director. It was her return to graduate school following an earlier BA in Journalism with a minor in Art from Humboldt State University that led to her to preservation and planning. She received an MA in Geography from San Francisco State University with an emphasis in Historical Geography. Mary's accomplishments with the Planning Department were enormous. She served as the manager for the city's Landmark Designation and Work Program. She authored and was the lead planner on a number of city landmarks, including Sam Jordan's Bar in the Bayview, landmark #263; Doelger Home Sales Office in the Inner Sunset, landmark #265; Marcus Books and Jimbo's Bop City in the Fillmore, landmark #266; Duboce Park Historic District, landmark #12 and the recently nominated Cowell House in Forest Hill. Mary was an excellent writer. She was revered for work on a number of different historic context statements and surveys including The Modern Architecture and Landscape Designs Historic Context Statement, the Sunset District Historic Context Statement and Sunset Residential Tracts Historic Resources Survey; the Draft Neighborhood-Commercial Store Front Historic Context Statement and Historic Resources Survey. Mary also received a number of awards including the Governor's Award for Historic Preservation and the California Preservation Foundation award for work on the Modern Context Statement. It is

not every day you get to meet, let alone work alongside with someone as dedicated and gifted as Mary Brown. It was my honor to do so for the past 7 years. We are truly grateful for Mary's calm, beautiful, and thoughtful demeanor; her major work and contributions while at the Planning Department will undoubtedly live on. She will be sincerely remembered and deeply missed. Thank you.

Commissioner Johnck:

I want to thank you for those wonderful words and I think many of you saw my e-mail. I was blessed with working with Mary when I was leading and still do a course in emphasizing cultural landscape with the University of California Berkeley extension Landscape Architecture Program and Mary was an absolutely sterling member of the class. She could have taught it and I could have worked in front of her, so to speak. One of her great achievement for the class was the acknowledgment of the Sunset demonstration of gardens in Golden Gate Park and she made a number of wonderful recommendations and I would really like to investigate how some of those recommendations could be implemented to improve and call the public attention to that particular cultural landscape within Golden Gate Park. When you think what she accomplished in the last 8 years, absolutely, absolutely amazing. I would be welcome any news about a memorial service or whatever kind of tribute the Planning Department is planning to have. Thank you.

President Wolfram:

I knew Mary for many years starting from when she was on the board of Docomomo and her involvement in modern architecture. She was incredibly passionate about her work and her research and it was somebody who was interested and cared about buildings that other people didn't even think about; was interested in not only the buildings and architecture and the sites but also the people that created them and think about the great work she did for the Cowell House and how she really brought the Cowell family to life. The way she could bring the past to life was an extraordinary gift. I would like a brief moment of silence in honor of Mary. We will also adjourn the hearing in her honor. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

The only announcement I have is that we are having a holiday gathering today at 5 o'clock at Don Ramon's at 225 11th Street.

4. Consideration of Adoption:

- [Draft Minutes for HPC December 2, 2015](#)
- [Draft Minutes for CHA December 2, 2015](#)

SPEAKERS: None
ACTION: Adopted as to both minutes
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz

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.

None

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.

None

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. [2013.0829A](#) (B. BENDIX: (415) 575-9114)
2476-2478 THIRD STREET – west side, between 22nd and 20th Streets, Assessor's Block 4108, Lot 003D. Request for a **Certificate of Appropriateness** for (1) construction of a roof deck with a 42-inch tall cable rail and setback 25.5 feet from the face of the building; (2) construction of a wood three story deck and stairwell system at the rear of the building; (3) removal of non-historic vinyl windows on the rear façade and side elevations; (4) installation of wood doors and double hung wood windows on the rear façade and side elevations; and, (5) infill below a raised two-story rear addition. The subject property is a contributing resource to the Dogpatch Landmark District, and is located within an NCT-2 (Small-Scale Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk Limit.

Preliminary Recommendation: Approve

SPEAKERS: (M) Speaker - Concerns
 ACTION: After being pulled off Consent; Approved with Conditions as amended to include a Finding that the Commission encourages the neighbors work together regarding the property line windows.
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 MOTION: 0270

F. REGULAR CALENDAR

7. [2014-001503PCA](#) (M. MOHAN: (415) 575-9141)
AFFORDABLE HOUSING BONUS PROGRAM – Informational Presentation regarding a Planning Code Amendment to create the Affordable Housing Bonus Programs, consisting of the Local Affordable Housing Bonus Program, the 100 Percent Affordable Housing Bonus Program, the Analyzed State Density Bonus Program and the Individually Requested State Density Bonus Program, to provide for development bonuses and zoning modifications for affordable housing, in compliance with, and above those required by the State Density Bonus Law, Government Code, Section 65915, et seq.; to establish the procedures in which the Local Affordable Housing Bonus Program and the 100 Percent Affordable Housing Bonus Program shall be reviewed and approved; and amending the Planning Code to exempt projects from the height limits specified in the Planning Code and the Zoning Maps; and affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
(Continued from December 2, 2015 hearing)
Preliminary Recommendation: None - Informational
- SPEAKERS: Menaka Mohan – Staff presentation
 Paolo Ikezoe – Staff presentation
 = Eileen Boken – Upzoning concerns
 Kearstin Dischinger – Response to questions
 ACTION: None - Informational
8. [2004.0773E!CMTR / 2012.0033ACEF](#) (S. CALTAGIRONE: (415) 558-6625)
55 LAGUNA STREET MIXED USE PROJECT, San Francisco Normal School/San Francisco State Teacher’s College, is located on two blocks bound by Laguna, Haight, Buchanan, and Hermann Streets. Assessor’s Block 0857, Lots 001 and 001a and Assessor’s Block 0870, Lots 001, 002, and 003. The property contains San Francisco Landmark Nos. 257, 258, and 259 - Burke-Richardson Hall (a.k.a. Richardson Hall), Anderson-Woods Hall (a.k.a. Woods Hall), and Anderson-Woods Hall Annex (a.k.a. Woods Hall Annex). The buildings contribute to the National Register-listed San Francisco Normal School/State Teacher’s College campus. **Request for Review and Comment** of the Draft Interpretive Display developed in compliance with Mitigation Measure HR-2 of the 55 Laguna Street Mixed Use Project Final Environmental Impact Report, certified April 2008. The subject property is located within the RM-3 (Residential, Mixed, Medium Density), NC-3 (Moderate-Scale Neighborhood Commercial), and Laguna-Haight-Buchanan-Hermann Streets SUD (Special Use District) Zoning Districts and 40-X, 50-X, and 85-X Height and Bulk Districts.

Preliminary Recommendation: The Commission may direct staff to draft written comments about the adequacy of the draft Interpretive Display.

SPEAKERS: Shelley Caltagirone – Staff presentation
Elisa Skaags – Consultant presentation
Sharon Kristen – Response to mural restoration
ACTION: Reviewed and Commented

9. [2015-008484PTA](#) (P. LAVALLEY: (415) 575-9084)
856 MARKET STREET – north side of Market Street between Hallidie Plaza and Ellis Street; Assessor's Block 0329, Lots 004. Request for a **Major Permit to Alter** to replace the non-historic Market Street façade and install new cladding, fenestration, and internally illuminated projecting and wall signs. Constructed in 1915, with substantial alterations to the façade in 2000, the subject building is a Category V (Unrated) Building within the Kearny-Market-Mason Conservation District, the Market Street Special Sign District, the C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: Pilar LaValley – Staff presentation
+ Russel Shirley – Conditions of Approval
ACTION: Approved with Conditions
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
MOTION: 0271

ADJOURNMENT IN MEMORY OF MARY BROWN – 1:42 PM
ADOPTED AS CORRECT JANUARY 6, 2016

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, January 6, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Eiliesh Tuffy, Lily Yegazu, Tim Frye – Historic Preservation Coordinator, 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](#)****Director John Rahaim:**

Good afternoon Commissioners and Happy New Year to all of you. Just one announcement today, it's noted in the written Director's Report on the Affordable Housing Bonus Program. I believe you had a presentation on this at your, I think, last meeting. We are moving ahead with not only the program but a series of public meetings and we're trying to prepare public meetings in each of the supervisorial districts. We have meetings in District 2, 7, 3 and 1 in that order. We are looking to do one in every district but I just wanted to give you an update on that process and let you know we are tentatively scheduled to be at the Planning Commission to approve or for them to act on that program at the end of January on the 27th and we do anticipate further changes as we go forward. It's a substantial program, it's one that we've been spending a lot of time on and it is part of, if you will, the menu of tools in our toolbox that we can actually use to increase the affordable housing production. Secondly, I would just say that we're also--the Mayor has assembled, I think as you know, reassembled his Housing Task Force that he convened about 3 years ago in preparation for then Proposition C that created the Housing Trust Fund. He has asked that task force to reconvene; it's made up of a large number of members of the community, affordable housing advocates, developers, and community folks. The goal of the task force is take a new look at the city's Affordable Housing Bonus Program, the inclusionary requirements, to see if it should be raised, to see if there are other items that should be addressed in that program given the current affordable housing crisis in the city. He asked me to chair a committee that would look at process improvements and what the status of projects in the pipeline would be. I have convened a subset of that task force to do just that and certainly, if any of you are interested in working on that or on the other working group; the other working group will be chaired by Olsen Lee of the Mayor's Office of Housing to be looking at specifically the economics and the actual requirement for the inclusionary program; whether it should be raised from 12 percent or how it should be raised, what types of projects it should apply to and that sort of thing. So Olsen will be chairing that aspect of the program, I'll be chairing the aspect of the program that deal with process improvements and the procedures within the city. So if you have any questions I'll be happy to answer them, otherwise that concludes my report.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Coordinator:**

Good afternoon Commissioners, Happy New Year. A few things to share with you at this first hearing of the HPC; there was an appeal of your Certificate of Appropriateness for the Van Ness BRT which you're probably aware of. The two main concerns the appellant has raised in the appeal are the removal of all of the trolley poles along the project and then the tree removal along Van Ness Avenue. We're currently preparing a brief in conjunction with MTA and will be presenting on your behalf at the Board of Appeals hearing next week on the thirteenth, so next Wednesday. I'll have a full report at your following hearing on the outcome of that appeal. Also wanted to let you know with the Board of Supervisors adopted all Mills Act contracts and they were recorded, as there were 3 for this past year, and they have been recorded with the Assessor so those projects will now or those properties will now take advantage of a revised assessment as part of their upcoming years

tax bills. 90-92 2nd Street, the Bourdette Building, is the only remaining proposed Article 10 designation that's at the Board of Supervisors. We're working with the Clerk to have it scheduled at Land Use Committee we think pretty soon, but I'll certainly give you an update once Land Use Committee has had their hearing. One last item is this morning; I attended a bidder's conference for the RFP to identify a lead community partner for the Old Mint. There was a pretty large turn out this morning it included a Q & A portion at the beginning and a tour of the building. As you know, if you're familiar with the RFP, we are looking for basically a lead community partner to help identify viable uses, whether it's a mix of uses or single use within the building, to help to support a larger strategic plan on how to get the building rehabilitated and occupied in the long term. So this is really just to identify someone to help work with the city to facilitate realizing the building as a fully updated community amenity. The closing of the RFP is the first week in February and I am on the selection committee or the panel for reviewing the bids. I'll certainly keep you updated on any developments as they move forward. Sorry there is one last item, there were two requests, separate requests, by the HPC regarding Rec/Park properties; one is you ask for bill update on the Mother's Building, as you know the Historic Preservation Fund Committee funded an analysis of conditions of the murals in the Mother's Building as well as the overall condition of the property which is on your Landmark Designation Work Program. The report is complete and I am working with Rec/Park to schedule an informational presentation in front of you and hopefully by February to give you an overview of that report and let Rec/Park share with you some of their ideas for moving forward in stabilizing the building and finding a new active use for their property; and the second is based on public comment at previous hearings you have inquired about the proposals for the Palace of Fine Arts and again we're working with Rec and Park to gather some information for you and let you know where they are in their selection process for any new proposals for that location. That now concludes my comments unless you have any questions.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

I have no formal report. The only announcement is that we will have the election of officers at our next hearing on January 20th and also, I guess we'll do maybe appointment of committees at that time as well.

Jonas Ionin, Commission Secretary:

If we could take that matter up under item 5 Commission Comments and Questions and formally move to set that January 20th that would be great.

4. Consideration of Adoption:

- [Draft Minutes for ARC December 2, 2015](#)
- [Draft Minutes for HPC December 16, 2015](#)

SPEAKERS: None

ACTION: Adopted as Corrected

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

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.

Commissioner Johns:

In the current issue of the New Fillmore, which is a neighborhood newspaper, there is an article about Japantown and you know we've approved the district there; I wanted to call everyone's attention to it because it's interesting and I think it's worth reading but I also wanted to schedule on the agenda maybe for some time later this year. I'd like to address or investigate and address the Japan District to see what's working and why it's working and what didn't pan out and why not and what needs more time. I think that if we're going to use this as model for other districts it would be good to evaluate it. Along the line I think it might help us when the same issues come up and one of them pointed out in this article that the younger generation of business owners didn't seem very interested in running businesses in Japantown. I don't know whether it is anything can be done about that but I just think we should go over the whole thing and evaluate it so.

Commissioner Hyland:

Good idea, Commissioner Johns. I had an announcement, on Monday I guess, Tim Frye, Shelly Caltagirone and I met with Regina Dick-Endrizzi, she's a staff person from the Small Business Commission and we--our commission is going to be hearing next meeting, next hearing, kind of an update on the cultural legacy business, Prop J, that just passed. So we were meeting to discuss how our two commissions, the Small Business Commission and the Historic Preservation Commission, and work together and how we can fulfill our role in the legislation or in the proposition. So we'll be having further presentation and discussion next hearing.

Jonas Ionin, Commission Secretary:

We should attend to the election of officers to establish that hearing.

President Wolfram:

So it's been proposed we have the Election of Officers at the next hearing January 20th. Do we need a motion to set that on calendar?

Jonas Ionin, Commission Secretary:

If we could, please. Thank you, Commissioner Johns and Commissioner Johnck. On that motion to set the hearing date for Election of Officers for January 20, 2016... so moved Commissioners that motion passes unanimously.

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.

None

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

None

F. REGULAR CALENDAR

6. [2015-015229COA](#) (E. TUFFY: (415) 575-9191)
200 LARKIN STREET – east side of Larkin Street between McAllister Street and Fulton Street; Assessor's Block 0353, Lot 001. Request for a **Certificate of Appropriateness** to install a temporary art piece – for a period of 3-5 years – in a designated significant interior space at the Asian Art Museum. The artwork is proposed to be hung in the northwest corner of the building's open loggia, which surrounds the monumental grand staircase. The subject property is located within the Civic Center Landmark District, a P (Public) Zoning District, and 80-X Height and Bulk District. Designed by architect George Kelham and first opened in 1917, the subject property served as the city's main public library for nearly 80 years, until it was converted to its current use as the Asian Art Museum.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Eiliesh Tuffy – Staff presentation
+ Elisa Skaags – Project presentation
+ Linda Lei – Support of art installation
ACTION: Approved with Conditions
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
MOTION: 0272

7. [2015-004086PTA](#) (L. YEGAZU: (415) 575-9076)
69 MAIDEN LANE – south side of Maiden Lane between Grant Avenue and Kearny Street, Assessor's Block 0310, Lots 013A. Request for a **Major Permit to Alter** to replace the non-historic Maiden Lane façade and install new cladding, fenestration, and a projecting sign. Constructed in 1920, the subject building is a Category IV (Contributory) Building within the Kearny-Market-Mason Conservation District, the C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Lily Yegazu – Staff presentation

ACTION: + William Duffy – Project presentation
Approve with Conditions as Amended
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
MOTION: 0273

ADJOURNMENT – 1:25 PM
ADOPTED JANUARY 20, 2016

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, January 20, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:38 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Jeff Joslin – Director of Current Planning, Tom DiSanto – Chief Administrative Officer, Eiliesh Tuffy, Justin Greving, Susan Parks, Nick Perry, Shelley Caltagirone, Tim Frye – Historic Preservation Coordinator, 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 Coordinator:**

The Director's Report was included in your packets; happy to answer any questions should you have them.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Coordinator:**

A few items to share with you, last week the Board of Appeals heard the appeal to the Van Ness BRT Certificate of Appropriateness issued by this commission in, I believe, November. The Board of Appeals heard from the appellant as well as MTA and the Planning Department staff on behalf of the HPC. The Board of Appeals had a number of questions regarding, as you recall, the appeal was around the removal of the trolley poles and also the removal of trees as part of the project. The Board of Appeals did raise concerns about the removal of all the trolley poles; I would say the line of questioning was going towards the direction of wanting to save more, but the Board of Appeals felt that this commission's decision in asking MTA to retain 4 seemed appropriate and then defers to you on that matter. The Board of Appeals also had a number of questions about why the trees were/had to be removed; however, MTA did talk at length about the number of trees that were going to be removed and the fact that there will be actually more trees replanted in this area after completion of the project. So with that the Board voted 3 to 1 to deny the appeal so the Commission's C of A is upheld in this case and as you know the MTA will be coming back to you within 6 months to discuss a redesign of the bus shelter and also have a plan on how to rehabilitate and retain those 4 trolley poles that there was a lot of discussion about at that previous hearing. Two other items and more just updates, one to remind you the Cowell House is still pending at the Board of Supervisors with the New Year and some discussions with the supervisor we're seeking sponsorship of that item so it could move forward to Land Use Committee. The supervisor of that district is interested in a site tour so we are trying to arrange a site tour prior to any further discussions. Then second, in 90 2nd Street, the Bourdette Building is also pending at the Board of Supervisors and again, we're working with the supervisor's office in that district to also seek sponsorship and we'll have more information hopefully at the next hearing. That concludes my announcements for you today unless you have additional questions. Thank you.

C. COMMISSION MATTERS**3. President's Report and Announcements**

None

4. Consideration of Adoption:

- [Draft Minutes for January 6, 2016](#)

SPEAKERS: None

ACTION: Adopted

AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda
ABSENT: Pearlman

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.

Commissioner Johns:

I don't have a disclosure other than I've become recently quite interested in the I. Magnin Building, the latter of two located on the southwest corner of Stockton and Geary, which I just learned today does not seem to have any protection other than being in a district. I think it was started in 1903 or 5 rather and rebuilt after the fire and earthquake and then substantially totally remodeled by Timothy Pflueger in the late 40s and I think we should address appropriately designating that building so that it can be preserved and not fiddled with in the future.

Commissioner Johnck:

I want to let the commissioners know of a great educational experience I had this past weekend with the Stone Foundation; this is an international organization of stone masons. They conducted a series of lectures at the De Young Museum regarding the stories of stone in the San Francisco landscape and we studied the oldest stone building in San Francisco, 1857; does anyone imagine what that might be? It's on corner of California and Montgomery. It is now the Omni Hotel but it was the Parrot Building built by Mr. Parrot in 1857. I thought perhaps Fort Point might been close on but anyway and then the U.S. Mint; we studied the U.S. Mint as well as the James Flood Building and there was some great lectures on materiality, texture, how stone is worked, the power of stone and the landscape and as we consider the public realm here today. I think it's very timely to think about stones so I learned a lot and met a lot of great stone masons so I just want to let the commissioners know about that. So anytime we have future discussions on stone I can become your expert.

Commissioner Hyland:

I have several items. First off, we, Ellen and I, Commissioner Johnck and I are on the Waterfront Plan Update Working Group and we had our second meeting last week. It was just a general overview of the different entities that we're going to be cooperating with: BCD, State Lands, Port of San Francisco, Planning Department and a few others, so there's really nothing to report on that but the meetings are continuing. We'll give updates as appropriate. Second thing, I've spoken to Supervisor Campos' office as well as Supervisor

Peskin's office about the agenda item today about the Legacy Business Registry and Fund and then lastly I'll be recusing myself on the first regular agenda item for Trinity Episcopal as it's my former firm that's doing that project.

President Wolfram:

Thank you. I just have one disclosure which is that I spoke today with Lacey Bubnash from Architectural Resources Group about the Trinity Church project.

6. Election of Officers

SPEAKERS: None
ACTION: Elected Andrew Wolfram as President and Aaron Hyland as Vice President
AYES: Hyland, Johns, Matsuda, Johnck, Wolfram, Hasz
ABSENT: Pearlman

Upon appointment of officers, Commissioners Hasz, Pearlman, and Hyland were appointed as members of the Architectural Review Committee with President Wolfram as Ex-Officio; Commissioners Matsuda and Hyland appointed as members of the Cultural Heritage Asset Committee.

D. REGULAR CALENDAR

7. 2016-000613CRV (T. DISANTO: (415) 575-9113)
FY 2016-2018 PROPOSED DEPARTMENT BUDGET & WORK PROGRAM - Review the balanced Fiscal Year 2016-2018 department budget and work program
Preliminary Recommendation: None - Informational

SPEAKERS: John Rahaim – Budget introduction
Tom DiSanto – Budget presentation
Tim Frye – Preservation WP Budget
ACTION: None – Informational

8. [2015-009585COA](#) (E. TUFFY: (415) 575-9191)
1668 BUSH STREET- north side of Bush Street between Gough Street and Franklin Street; Assessor's Block 0665, Lot 015. Request for a **Certificate of Appropriateness** to conduct exterior façade repairs and interior seismic upgrades at the Trinity Episcopal Church (Landmark No. 65). Work to include exterior Colusa sandstone cleaning, repairs and stabilization, window repair and repainting, upgrades to accessibility, life safety and seismic programs, replacement roofing material, mechanical, electrical and plumbing work. A new egress door for the first floor accessory theater space is proposed to be added on the rear elevation of the building's North Wing. Proposed seismic upgrades include vertical cores within the south perimeter wall and selective use of reinforced concrete shear walls. The subject property is located within a RM-4 (Residential – Mixed, High Density) Zoning District, and 80-A Height and Bulk District. Designed by architect Arthur Page Brown and completed in 1893, the subject property is home to the oldest Episcopal congregation in California. The church was granted local landmark status in 1974.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Eiliesh Tuffy – Staff presentation
+ Lacey Bubnash – Project presentation

- + Patricia Cunningham – Site operation
- + Rory Walsh – Courtyard door
- + George Tigell – Courtyard door
- + Cynthia Kravens – Support
- + Patrick Andersen – Changes now will add an unnecessary burden

ACTION: Approved as amended without conditions
AYES: Wolfram, Hasz, Johnck, Johns, Matsuda
RECUSED: Hyland
ABSENT: Pearlman
MOTION: 0274

9. [2015-005005FED](#) (J. GREVING: (415) 575-9169)
3455 VAN NESS AVENUE – northernmost end of Van Ness Avenue just south of McDowell Avenue; Assessor's Block 0409, Lot 002. Request for **Review and Comment** on the Memorandum of Agreement (MOA) for the proposed improvement and seismic upgrade of Pump Station No. 2, pursuant to Section 106 of the National Historic Preservation Act (NHPA). The subject property is individually listed in the National Register and is a contributor to the National Register-listed Fort Mason Historic District. Pump Station No. 2 is located within a P (Public) Zoning District, and an OS (Open Space) Height and Bulk District. Constructed in 1913 in the Mission Revival Style, Pump Station No. 2 was designed to pump water from the bay to feed the Auxiliary Water Supply System (AWSS).
Preliminary Recommendation: Recommend the Planning Director (on behalf of the Department) to participate as a signatory on the MOA

SPEAKERS: = Justin Greving – Staff presentation
+ Scott McPhersen – Project presentation
ACTION: Recommended the Director participate as a signatory

10. (S. PARKS: (415) 575-9101)
[LANDMARK DESIGNATION WORK PROGRAM](#) – Discussion of the HPC's **Landmark Designation Work Program, prioritization and status of pipeline projects**.
Preliminary Recommendation: Review and Comment

SPEAKERS: Susan Parks – Staff presentation
ACTION: Reviewed and Commented

11. (N. PERRY: (415) 575-9066)
[CIVIC CENTER PUBLIC REALM PLAN](#) – **Informational presentation** on the Civic Center Public Realm Plan. The Civic Center Public Realm Plan is an interdepartmental project led by the Planning Department that will create a cohesive, long-term vision for the design and activation of the Civic Center's plazas, streets, and other public spaces. The plan area is roughly bounded by Gough Street, Golden Gate Avenue, Market Street, and Fell Street and encompasses the Civic Center Landmark District. The Public Realm plan is part of the City's larger strategy to improve the Civic Center as both a neighborhood gathering space and a public commons for all San Franciscans. This informational presentation will provide an introduction to the plan and describe its background, goals, scope, and timeline.
Preliminary Recommendation: None – Informational

SPEAKERS: Neil Hrushowy – Staff introduction
Nick Perry – Staff presentation

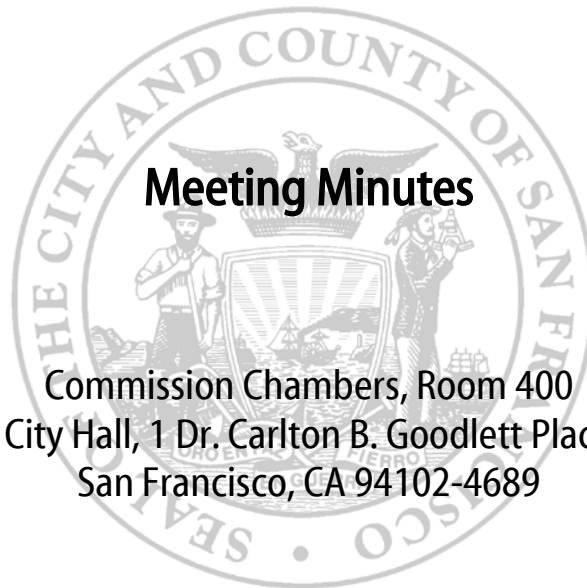
ACTION: James Haas – Neighborhood park, neglect
None – Informational

12. (S. CALTAGIRONE: (415) 558-6625)
[LEGACY BUSINESS REGISTRY DISCUSSION](#) - Request for **Review and Comment** on the review process for nominations to the Legacy Business Registry. Regina Dick-Endrizzi from the Mayor's Office of Small Business will present information on the recently established Legacy Business Registry and the Legacy Business Historic Preservation Fund. As outlined in Section 2A.242(b)(2) of the amended Administrative Code, the Historic Preservation Commission may advise the Small Business Commission on nominations to the Registry. This hearing will provide an opportunity for the Commission and members of the public to comment on the Historic Preservation Commission's review process for Registry nominations. Please contact Shelley Caltagirone at 415.558.6625 for more information.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Shelley Caltagirone – Staff introduction & presentation
+ Regina Dick-Endrezzi – Small Business Commission presentation
+ Hillary Ronin, Aide to Supervisor Campos – Support, point system, consent calendar
+ Aide to Supervisor Peskin – Support, point system, consent calendar
+ Desiree Smith – Qualitative and historical information
ACTION: Reviewed and Commented

ADJOURNMENT – 3:34 PM
ADOPTED JANUARY 20, 2016

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, February 3, 2016

1:00 p.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Hasz, Pearlman, Hyland

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 1:15 PM

STAFF IN ATTENDANCE: Rich Sucre, Paul Chasan, Tim Frye - Preservation Coordinator, and Christine L. Silva – Acting 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.

1. Election of a Committee Chair

SPEAKERS: None
ACTIONS: Committee Chair – Jonathan Pearlman
AYES: Hyland, Hasz, Pearlman

2. [2014-003270CUA](#) (R. SUCRE: (415) 575-9108) **1126 HOWARD STREET** – located on the north side of Howard Street between 7th and 8th Streets, Assessor's Block 3727, Lot 014. Request for **Review and Comment**, pursuant to Planning Commission Motion No. 19527, of the proposed storefront alterations associated with the proposed project at 1126 Howard Street. The proposed project includes a change

in use of 18,819 square feet from retail to office, as well as exterior alterations. The subject property has been determined to be individually-eligible for listing in the California Register of Historical Resources, and was previously reviewed by the Historic Preservation Commission on October 7, 2015, as noted in Historic Preservation Commission Resolution No. 0751. 1126 Howard Street is located within the RED (Residential Enclave) Zoning District, Western SoMa Special Use District and 40-X Height/Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: None

ACTIONS: Reviewed and Commented

Ground Floor Storefront Alterations:

Overall, the ARC concurs with the staff determination that the proposed project is appropriate for the street and historic building, and is in compliance with the Secretary of the Interior's Standards for Rehabilitation. The proposed storefront design is symmetrical in composition, and is based upon a 1976 photograph, which illustrates the original design of the ground floor. Recognizing the constraints of modern construction and need for ventilation, the ARC supports the introduction of the transom level, which aligns to the historical transom over the main entryways. Further, the proposed storefront design is similar in nature to other storefronts found on buildings from this timeframe.

LETTER: 0054

3. [2014.0462CWP](#) (P. CHASAN: (415) 575-9065)
UNITED NATIONAL PLAZA LIVING INNOVATION ZONE – Located primarily within planting beds on the north and south sides of United Nations Plaza along the Fulton Street axis. UN Plaza is built on vacated public ROW and thus does not have a block and lot number–
Review and Comment of conceptual design for a Living Innovation Zones (LIZ), a temporary installation that activates public space and enhances the public realm. The installation is designed as a self-supporting structure that will not require footings and mounting hardware that might damage the existing Plaza infrastructure. The project site is within a P (Public) Zoning District.

Preliminary Recommendation: Review and Comment

SPEAKERS: None

ACTIONS: Reviewed and Commented

1. **Heart of the City Farmer's Market.** The Commissioners requested the project continue outreach and coordination efforts to the Heart of the City Farmer's Market to ensure the LIZ is compatible with Farmer's Market Operations.
2. **Access Points.** The Commissioners asked the design team to consider including entry points to the raised pathway from building side of the tree planters to avoid conflict with farmers market booths when the farmer's market is activating the Plaza.
3. **Halprin Fountain.** The Commissioners commended the design team for their decision to avoid installing the LIZ near the Halprin Fountain.
4. **Temporary Installation.** The Commissioners acknowledged as a temporary installation it appears the LIZ will not permanently affect character-defining features of UN Plaza and the Civic Center Landmark District.

5. **Illustrative Renderings.** The Commissioners requested the design team provide clear illustrations, 3-D renderings, plans, sections etc. for the request for Certificate of Appropriateness hearing before the full Historic Preservation Commission.
6. **Tranquil Sounds.** Based on the immediate context of the LIZ, the Commissioners stressed that sounds features of installation should have a calming effect on the environment. The design team should avoid abrasive and discordant sounds.
7. **Civic Center Public Realm Plan.** The Commissioners requested the design team coordinate the design, outreach and installation of the LIZ with the City's recently initiated Civic Center Public Realm Planning effort.
8. **Design Precedent.** The Commissioners encouraged the design team to look at the design for the pending Civic Center Playground Plaza project as an example of a design strategy that employs contemporary design within the Beaux-Arts plan of the Civic Center Landmark District.

LETTER: 0055

ADJOURNMENT – 1:45 PM
ADOPTED MARCH 2, 2016

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, February 3, 2016

12:30 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:30 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Tom DiSanto – Chief Administrative Officer,
Tim Frye – Historic Preservation Coordinator, Christine L. Silva – Acting 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: Georgia Schuttish – Demolitions

B. DEPARTMENT MATTERS**1. [Director's Announcements](#)****Tim Frye, Preservation Coordinator:**

Director's report is included in your packets, director is also right there, so if you have any questions, happy to answer them.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Coordinator:**

One item to share with you, an item from last week's Planning Commission; the Planning Commission had a hearing on the Affordable Housing Bonus Program, staff gave a short presentation on the key issues of the program, Supervisor Breed's office as well as the Mayor's Office was in attendance and provided some comments regarding the proposed ordinance to clarify that rent-controlled properties would not be subject to the program. In addition, the Commission had some historic preservation questions which I answered. In particular, they had a question about how we would evaluate properties, especially Category B properties, which are those unknown properties for the purposes of CEQA. There was some concern over what that decision making process would be because under the program a Category A, a known-historic resource, would not be eligible for the program. So if someone came and applied with a Category B, we determined through historic resources evaluation that it's actually Category A then all that work that they had done up to that point would be moot because the site would not be eligible for the program. The Commission had a couple of other questions and concerns; one was whether or not legacy businesses would be displaced as part of this program and asked us to look into whether or not legacy sites for legacy businesses should also be exempted from the program. The Commission also asked us to look into creating a map like a layover of the map showing what sites would be eligible for the program versus known historic resources so we have a real sense of where there may be some overlap. Just to clarify under the program historic resources are not eligible for the program. There could be a vacant lot within let say the Uptown Tenderloin National Register District or an Article 10 District where that site would be eligible, however, all the current procedures for this Commission would still apply, meaning a Certificate of Appropriateness or Major Permit to Alter would still be necessary so you would still have review under that project and you'll have to make findings of compliance with the Secretary of Interior Standards. We, the Commission, decided to continue the item until February 25th, we're going to put together some more information for them to answer some of the outstanding questions they have, including the historic preservation questions. I'll give you an update, likely at your first hearing in March on the outcome of that hearing. That concludes my comments unless you have questions. Thanks.

Commissioner Pearlman:

I do have one question: until we do a citywide survey, aren't there a huge number of Category B's because, you know it's only been done to date at this point? Doesn't that problem seems like a big problem because then you know either encouraging someone to do the historic report very early on before - I mean the problem someone buys a property and then they have certain exceptions so I don't know what the answer is but seem like until we have a citywide survey that's going to be a dicey problem.

Tim Frye, Preservation Coordinator:

I think it's a good point and a valid issue that we're looking into; the good news or the positive part of that is that we are going to be doing a citywide survey soon. The other nice thing is you will be seeing, I think by June, we, the Department conducted a neighborhood commercial district survey which is likely the area where most of projects or the program will qualify. So we've looked at over 80 neighborhood commercial districts, either current or former, surveyed almost 6,000 buildings so we feel like for the areas that will likely be priority areas, we have a good sense of what is a resource and what isn't. We'll be bringing that to you with the historic context statement for adoption in June and that will certainly give us or put us in a much better position than we would have been without the survey and the CLG grant.

C. COMMISSION MATTERS**3. President's Report and Announcements**

None

4. Consideration of Adoption:

- [Draft Minutes for January 20, 2016](#)

SPEAKERS: None

ACTION: Adopted

AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman

ABSENT: Johnck

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.

None

D. REGULAR CALENDAR

6. [2016-000613CRV](#) (T. DISANTO: (415) 575-9113)
FY 2016-2018 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM FINAL – Review and consideration of a recommendation for approval of a balanced Fiscal Year 2016-2018

Department Budget and Work Program for submission to the Planning Commission.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = John Rahaim – Staff presentation
= Tom DiSanto – Staff presentation
ACTION: Adopt a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck
LETTER: 0056

ADJOURNMENT – 1:10 PM
ADOPTED FEBRUARY 17, 2016

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, February 17, 2016
11:30 a.m.
Cultural Heritage Assets Committee
Meeting**

COMMISSIONERS PRESENT: Hyland, Matsuda

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER HYLAND AT 11:38 AM

STAFF IN ATTENDANCE: Shelley Caltagirone, Tim Frye – Historic Preservation Coordinator, Jonas 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.

1. (S. CALTAGIRONE: (415) 558-6625)
CULTURAL HERITAGE ASSETS DISCUSSION. The Cultural Heritage Assets Committee of the Historic Preservation Commission began holding monthly hearings in December 2014. The purpose of the committee hearings is to provide a discussion forum for topics related to cultural heritage preservation. The February hearing will include a presentation by Susan Goldstein, City Archivist at the San Francisco Public Library History Center. The History Center holds a comprehensive research collection covering all aspects of San Francisco history, including: its geography and architecture; its politics and government; the lives of citizens, both prominent and ordinary; and, the

contributions of ethnic, cultural and social groups in creating the City's vibrant character. Ms. Goldstein will speak about the History Center's collections, lecture series, exhibits, and public outreach programming. Public participation in the hearing is encouraged. Please contact Shelley Caltagirone at 415.558.6625 for more information.

SPEAKERS: Shelley Caltagirone – CHA discussion introduction
Susan Goldstein – SF Main Museum Cultural Heritage preservation
ACTION: Reviewed and Commented

ADJOURNMENT – 12:23 PM

ADOPTED MARCH 2, 2016

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, February 17, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Shannon Ferguson, Tim Frye – Historic Preservation Coordinator, Jonas 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.

SPEAKERS: Georgia Schuttish – There are two issues occurring now with the issue of “facadism.” It is also concerning when a building is basically demolished and a whole new, very modern, often stark façade with lots of glass takes its place.

This is happening in Noe Valley and probably throughout the City, in neighborhoods like Bernal Heights or Glen Park. These are some of our oldest neighborhoods and the City is losing "B" rated buildings which are often some of the texture, the vernacular architecture for which the City is known.

When you study this issue of facadism, you should also examine the issue of this sort of perverse facadism where a building is downgraded from a "B" to a "C", yet is still listed as built in the early part of the 20th century on City records. Meanwhile window replacement receives great scrutiny and these façade changes do not.

Ada Chan – Filipino Cultural Heritage District

Desiree Smith – Intern introduction

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Tim Frye, Preservation Coordinator:

The Director's report was included in your packet, happy to answer any questions should you have them.

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

Tim Frye, Preservation Coordinator:

One item to share with you; no formal report from the Planning Commission, however, as many of you saw there was an article by John King in today's paper regarding 140 Maiden Lane, the Frank Lloyd Wright Building within the Kearney-Market-Mason-Sutter Conservation District. The building is also Landmark No. 72, designated very early in the City's Historic Preservation Program; as you saw the interior is up for consideration to expand the existing landmark designation and that is something you'll be seeing in the near future. We are currently in the owner outreach part of the project right now; we're discussing the interior character defining features with the property owner and their ideas for prospective tenants. So, as more information comes to us we'll be happy to share that with you and it will certainly be before you, I would say, before this summer. Happy to answer any questions should you have them.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for February 3, 2016](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions

Commissioner Johnck:

I was interested in the speaker that spoke at the open time for public expression regarding the cultural heritage discussion for the Filipino community and maybe, could you give a little update on that, Tim, or we could schedule this at another meeting. But I was interested in fact that the point being made the date has been changed twice and whether we need to bring the attention of our efforts for cultural heritage in the city of San Francisco to the mayor and that kind of a conflict whether there's a letter or some kind of communication could be made since we're all appointed by the mayor.

Tim Frye, Preservation Coordinator:

Sure if the Commission is amenable to us providing an update in our staff report and at that time you can decide if a formal memo's required; we do or--we have been making some progress on the Cultural Heritage District with the supervisor's office and stakeholders within the community. So we could give you an update on that, our work to date.

Commissioner Johnck:

Folks will be amenable to that, great, thank you.

Commissioner Hyland:

I have a few things, as an add on to Commissioner Johnck's comments; it would be good if our commission was made aware that some of these significant cultural events dates had changed, at a minimum we could provide a letter to the Board of Supervisors, you know, expressing whatever our concerns are and suggestions for that because that is—moving an event like the Folsom Street Fair is probably major for those who come every year. Couple things, so Commissioner Johnck and I are on the Waterfront Plan Update Working Group and we had another meeting last week and the topic was all they were presenting and giving us context of all the maritime activities that occurred along the waterfront. That was very fascinating. Also, an explanation of the difference between the port of San Francisco, the port of--the other ports within the Bay Area as well as other ports up and down the West Coast and so it was quite fascinating. I think they recorded it so if you're interested you could at least scan through that. The last thing is that—we just had the Cultural Heritage Assets Committee prior to the hearing and we had Susan Goldstein who is the archivist with the San Francisco public library. It was a fascinating conversation, they're digitizing and continuing to digitize just tombs of information and the efforts that they're going through to make that digital information accessible is something that we think the full commission might be interested in hearing more about. There are several things that came out of that discussion, but one I'd like to bring up is the notion of our plaque program and how we do a still, you know, bronze plaque and we have been having discussions on about how to capture significant information about the history so that can be shared and there might be an opportunity to a digital plaque or digital mobile; either on a building, in a development, in the community space that a lot of the developments negotiate to provide in the cultural districts. The cultural-- we have the physical cultural centers in the city and then we also have the rec and park properties that you know we could provide access to this amazing digital information so, just thought you'd be interested in that.

President Wolfram:

Thank you. I had a couple of questions; one was I saw in the paper that the El Ray Theater was closed and was wondering maybe for the next hearing we could have a report on the

status of that building. I know there are some neighborhood groups interested in pursuing landmark designation and so any information about that that would be helpful. Then can you just remind me, because I forgotten completely, where we left off our facadism discussion? We had that whole hearing and I can't quite remember what the next steps were.

Tim Frye, Preservation Coordinator:

Justin Greiving from our office is preparing the second installment and we were hoping to bring that to you this month, but we believe it will now occur in March. So, based on the conversation this commission wanted to see more examples of projects, already completed projects, over the last decade or so and have an opportunity to look at the pros and cons of each of those projects and maybe there is one in particular that stand out or maybe it's a combination of attributes that could end up providing a solid policy on how the commission or city views these types of facade projects. So he's preparing that information and we hope to bring to you in March.

Commissioner Hyland:

I don't know if this is disclosure or not but might as well make it; we received a series of e-mails in support of various landmarking over the last week and then there was one e-mail in particular, which we could talk about in the agenda items about a missed piece of information missing on the murals at the whatever the agenda item.

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. 2011.1356E (S. PARKS: (415) 575-9101)
CENTRAL SOMA HISTORIC CONTEXT STATEMENT AND HISTORIC RESOURCES SURVEY – The historic context statement and historic resource survey were conducted as part of the Central SoMa Plan, which is comprised of approximately 28 blocks bound by Market Street to the north, Townsend Street to the south, Second Street to the east, and Sixth Street to the west. The *Central SoMa Historic Context Statement* builds upon the research of other adjacent area plans, including the South of Market and Transbay. The Central SoMa Historic Resource Survey examined a total of 134 parcels within the plan area that had not been previously surveyed, or for which prior survey information was incomplete. Consideration to adopt, modify or disapprove a Motion to adopt the *Central SoMa Historic Context Statement* and Historic Resources Survey.
Preliminary Recommendation: Adopt a motion to approve the Historic Context Statement and Historic Resource Survey
(Proposed Continuance to March 16, 2016)

SPEAKERS: None
ACTION: Continued to March 16, 2016
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. [2015-006085COA](#) (R. SUCRE: (415) 575-9108)
101 TOWNSEND STREET – located at the southwest corner of Townsend and 2nd Streets, Assessor's 3794, Lot 015. Request for a **Certificate of Appropriateness** for the construction of a side yard outdoor deck and patio within the alleyway (accessible from 2nd Street) along the south façade. The subject property is a contributing resource to the South End Landmark District, and is located within the MUO (Mixed-Use Office) Zoning District and a 105-F Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
MOTION: 0275

F. REGULAR CALENDAR

8. [2013.0384U](#) (S. PARKS: (415) 575-9101)
AFRICAN AMERICAN HISTORIC CONTEXT STATEMENT – **Consideration to adopt, modify, or disapprove the African American Citywide Historic Context Statement.** Partially funded by the Historic Preservation Fund Committee, the context statement documents the history of African Americans in San Francisco from the City's earliest development to the present day. It outlines significance, integrity considerations, registration requirements, and further recommendations.
Preliminary Recommendation: Adopt the Historic Context Statement

SPEAKERS: None
ACTION: Continued to April 6, 2016
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

9. [2015-003877DES](#) (S. FERGUSON: (415) 575-9074)
34-45 ONONDOGA AVENUE – Consideration of a Community-Sponsored Article 10 Landmark Application and Consideration to Initiate Landmark Designation of the former Alemany Emergency Hospital and Health Center, Assessor's Block 6956, Lots 016 and 017, as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property was constructed in 1933 as an extension of the City's emergency hospital and healthcare system. Designed by City Architect Charles H. Sawyer, the subject property is architecturally significant as examples of a type and period and conveys high artistic values and the interior contains frescoes painted by noted artist, Bernard Zakheim. The property at 35 Onondaga is located within the NCD (Excelsior Outer Mission Street Neighborhood Commercial) Zoning District and 40-X Height and Bulk District, while 45 Onondaga Avenue is located within a P (Public) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Approve

SPEAKERS: Shannon Ferguson – Staff presentation
+ David Hooper – Hospital services
+ Lisa Dunseth – History Expo at the Old Mint
+ Richard Rothman – Murals, Bernard Zakheim
+ Beth Rubenstein, Aide to Sup. Avalos – Community asset
+ Desiree Smith – Support

ACTION: Approved with Conditions as amended to include the skylight and its relationship to the space below as a character defining feature.

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

RESOLUTION: 758

ADJOURNMENT – 1:16 PM
ADOPTED MARCH 2, 2016

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, March 2, 2016

1:30 p.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Pearlman, Wolfram
COMMISSIONERS ABSENT: Hasz, Hyland

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 1:41 PM

STAFF IN ATTENDANCE: Rich Sucre, Tim Frye - Preservation Officer, and Jonas 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.

1. [2013.0225U](#) (R. SUCRE: (415) 575-9108)
UCSF SFGH B-C BUILDING – located on the northwest corner of Vermont and 23rd Streets, Assessor's Block 4154, Lot 001 and Assessor's Block 4213/001. **Request for Review and Comment** on the proposed Design Criteria for the University of California San Francisco (UCSF) Research Facility at the San Francisco General Hospital campus. The proposed project includes new construction of a five-story (up to 80-ft tall) research facility with approximately 175,000 gross square feet within the San Francisco General Hospital Historic District, which has been determined eligible for listing in the National Register of Historic

Places. The project site is located within the P (Public) Zoning District and a 105-E Height/Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Tim Frye – Staff presentation
+ (F) Speaker – Project presentation
+ Don Rudy – Design presentation
+ Charles Chase – Historic evaluation

ACTION: Reviewed and Commented

Overall, the ARC concurs with the staff determination that the Design Criteria appropriately address infill new construction within the SFGH Historic District. However, the ARC recommends the following edits to the Design Criteria:

- ☐ The project should explore additional height, as is found among the other contributing buildings within the SFGH Historic District. The surrounding historic district features taller buildings with wings and articulated footprints (either H or I-shaped in plan).
- ☐ The project should remove the setbacks on the upper level to reinforce a more vertical expression.
- ☐ The project should express a more vertical orientation on the exterior facades that may be supported by bays at the building corners.
- ☐ The location of the new fountain is not clear, and should be better defined in the Design Criteria.

ADJOURNMENT – 2:04 PM
ADOPTED APRIL 20, 2016

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, March 2, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Shannon Ferguson, Tim Frye – Historic Preservation Officer, Jonas 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](#)****John Rahaim, Planning Director:**

Good afternoon, commissioners. I just wanted to give you a brief report on the Planning Commission's actions last week with respect to the Affordable Housing Bonus Program. As you know this program has been in the kind of development stage for a long time and it has been quite controversial; the Planning Commission did take an action last week. What they did, a little out of their normal routine, is to actually take separate votes on several topics within the proposed ordinance. Then they took an overall action to send it to the Board of Supervisors without a recommendation, either pro or con; but maybe what I can do without taking too much time is briefly summarize their position on the various topics that they discussed last week. One is that they asked us to go farther in terms of the sites that we would not consider for the program and asked that we remove all parcels that have any residential units on them from consideration from the program whether they are rent controlled units or not. So, if a site has any residential units as of today under their proposal it will not be eligible for using this program. They asked that we secondly adopt a phased approach, implementing it, starting with the sites that are entirely vacant, or have gas stations on them. The third would be to evaluate the remaining sites with an emphasis on retaining small businesses and historic properties. The fourth was to evaluate further evaluate the financial analysis of these project of this program to look at the area median income limits. There was a lot of discussion about the middle income portion of this program and whether it was too high; so they have asked us to take a new look at that and fifth they asked us to conduct further community outreach and community planning with respect to the program. They also asked us to look at how projects would conform to the design guidelines that we have put forward. You may have recalled that we have proposed specific design guidelines for this program and they have asked us to make sure that when we do our case report, we would actually do an analysis of how the project meets those guidelines or not. They asked that until those guidelines are finally adopted we would prohibit the merger of lots to accommodate this program, so that we could not merge lots to accommodate a project site until new guidelines are finally adopted and they asked us to look at refining the guidelines with respect to light and air to adjacent properties. With respect to the review process, they asked us to change the review process to require a conditional use for all projects that use this program. With respect to the small business, there is a concern about the impacts on the small business in our neighborhood districts. They asked us to give the Planning Commission the authority to reduce the size of commercial storefronts within new projects so that you could maintain a small storefront character in new buildings. They asked that we would, with respect to affordability; they ask us to look at establishing rates that are particular to a neighborhood because some neighborhoods clearly are more affordable than others and they ask us to look at rates that would be lower than the prevailing median incomes in those neighborhoods. With all of that and the discussion which I think went on for about six hours, they did take a vote to pass it on to the Board of Supervisors with no recommendation. Happy to answer any questions, thank you.

Commissioner Pearlman:

So just in your opinion at this moment and time, it sounds like so many properties have been eliminated from consideration. Are there enough properties to actually even make it worth going through all of this effort?

John Rahaim, Planning Director:

Our analysis, we, you know, it applies to, and I am not going to get the numbers exactly right, but I think that it will theoretically apply to about 30,000 parcels across the city. What we did is look at parcels, where it is most likely to occur and that is a list of about 240; those 240 currently don't have housing on them anyway. So those 240 parcels we think would still work based on the recommendations that they have made. They don't have housing, they don't have the historic resources on them, so that was our first cut any way about where it will most likely apply and so, they did recommend going ahead with that portion, with that first 240 sites, but then asked us to look more carefully at the remaining parcels.

President Wolfram:

If the Board does not approve this proposal, since this is a state requirement, what will happen at that point?

John Rahaim, Planning Director:

Well, the way... this is a very good question, you know, the state density bonus program has been on the books for a long time, but because of a recent, Napa city, and I think that it is a Napa city court case, it would apply to projects that are providing any level of affordability, such as San Francisco, even if it is just a base requirement of affordability. So the way it would work is that projects could evoke on their own, the state density bonus program on their own and ask for additional density and additional height by providing affordable housing units even if it is the 12 percent that is currently required in the code. That will be entitled under state law under the additional density.

President Wolfram:

You haven't been confronted with that yet?

John Rahaim, Planning Director:

Actually we have there is probably five or six projects in the office that are now proposing such a program and evoking the state density bonus law.

Commissioner Johnck:

Yes. Could you just clarify again, I think point number three, related to historic properties; did you say to exempt them?

John Rahaim, Planning Director:

No. What they said was, what they said was, you know, they would support a phased approach where the 240 parcels that are largely vacant could move forward but asked us to take a second look at properties that do have resources on them to see how we might shape the program better.

Commissioner Johnck:

They were not just exempted; to make sure that there is an evaluation.

John Rahaim, Planning Director:

That is correct.

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

Tim Frye, Preservation Officer:

No formal report other than Director Rahaim's report on the bonus program; did want to follow up with a couple of items related to that. One is that in mid-June, on your advanced calendar, you'll see the Neighborhood Commercial District Survey will be coming to you for adoption along with the Neighborhood Commercial Historic Context Survey. This is also intended to clarify which properties in these areas that generally accept greater densities; are historic and which ones are not. Under the local program, what's being proposed at this time is buildings determined eligible as an individual resource would not be eligible for the program. Meaning you couldn't redevelop one of those sites if you had an individual resource, however, if there was a district and you had a district contributor that property may be eligible, if removing that property from the district would not cause a significant adverse impact to the district. As you know, in a district, we look at the district as a whole as the resource rather than the individual buildings. So that is something that we hope to have more information on by the summer, where we have just begun our neighborhood outreach effort related to the survey work and will be back to you in mid-June with the findings.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

The only announcement I have is I wanted to announce that the California Preservation Foundation is having their annual conference April 17th to 20th in the Presidio of San Francisco so I encourage all members, commissioners and audience members to attend.

4. Consideration of Adoption:

- [Draft Minutes for ARC February 3, 2016](#)
- [Draft Minutes for CHA February 17, 2016](#)
- [Draft Minutes for HPC February 17, 2016](#)

SPEAKERS: None
ACTION: All minutes adopted
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz

5. Commission Comments & Questions

None

D. REGULAR CALENDAR

6. (S. BRADLEY: (415) 575-5609)
[MOTHER'S BUILDING CONDITIONS ASSESSMENT](#) – Informational presentation by the Recreation and Parks Department on the findings from a building conditions assessment

and structural evaluation of the Mothers Building. Constructed in 1925 the Mothers Building is known for its distinctive interior and exterior architectural details and WPA-era murals. It was one of two buildings located in the San Francisco Zoo adjacent to the Fleishhacker Pool, an enormous outdoor salt water swimming pool (filled in the 1970s). The report was funded by a grant from the Historic Preservation Fund Committee. The Mothers Building was placed on the Historic Preservation Commission's Landmark Designation Work Program at its June 15, 2011 hearing.

Preliminary Recommendation: None – Informational

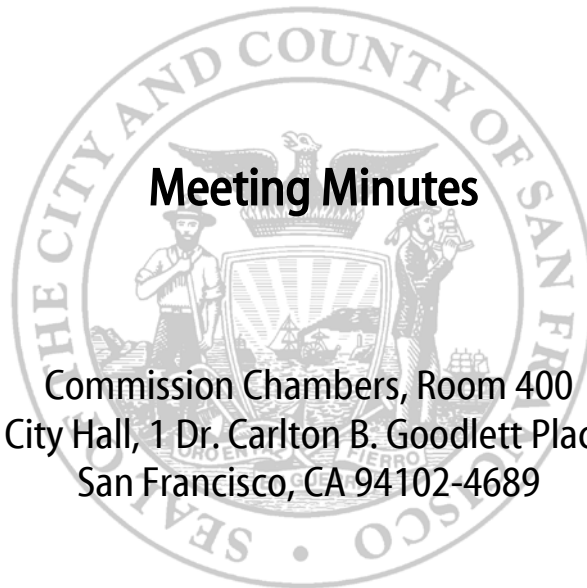
SPEAKERS: = Stacy Bradley, Deputy Planning Director of Rec/Park – Staff presentation
= (F) Speaker (Rec/Park Staff) – Response to question
+ Lauren Jones – Support
+ Richard Rothman – Mural context
+ Desiree Smith – Heritage support
ACTION: None – Informational
AYES: Wolfram, Johnck, Johns, Matsuda, Pearlman
RECUSED: Hyland
ABSENT: Hasz

7. [2015-004228DES](#) (S. FERGUSON: (415) 575-9074)
235 VALENCIA STREET – Consideration of a Community-Sponsored Article 10 **Landmark Designation** Application for the former Hap Jones Motorcycle Dealership, Assessor's Block 3532, Lot 019B. The subject property was formerly used as a motorcycle dealership by Loren "Hap" Jones, a prominent figure in San Francisco motorcycle history and the founder of the *Motorcycle Blue Book*. The subject property is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Not to initiate. If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.5).

SPEAKERS: = Shannon Ferguson – Staff presentation
+ (F) Speaker – Sponsor presentation
+ Brian Holm – Support
+ Loren Jones – Hap Jones photos
+ Kelly Hill – Character of the building
= Andrew Junius – Owner representative, request for continuance
ACTION: Continued to April 6, 2016
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz

ADJOURNMENT – 1:34 PM
ADOPTED MARCH 16, 2016

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, March 16, 2016

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Pearlman, Hasz, Hyland

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:32 AM

STAFF IN ATTENDANCE: Pilar LaValley, Tim Frye - Preservation Officer, and Jonas 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.

1. [2015-014090PTA](#) (P. LAVALLEY: (415) 575-9084)
1 STOCKTON STREET – northwest corner of Stockton and Ellis Streets; Assessor's Block 0327, Lots 025. Request for **Review and Comment** before the Architectural Review Committee for the proposed exterior alterations, including installation of new cladding materials and fenestration. Constructed in 1973, with substantial alterations to the façade in the early 2000s, the subject building is a Category V (Unrated) Building within the Kearny-Market-Mason Conservation District, the C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Pilar LaValley – Staff presentation
+ (F) Speaker – Project presentation
+ (M) Speaker – Materials

ACTION: Reviewed and Commented

1. Composition and Massing: The Commissioners generally concurred with staff that the alternate design, with continuous vertical piers, was more compatible with the character of the District, with all three Commissioners noting that the vertical elements were important to the design.

Commissioner Hasz stated that there were too many horizontal elements when the dimensional terra cotta, textured terra cotta, window shapes, and overall building form were all considered.

Commissioners Pearlman and Hyland concurred with staff that the verticals were important elements of the design but also noted that strong horizontal elements to break up the massing are necessary. Commissioner Pearlman commented that the proportions of the design were problematic with the building feeling too top heavy. Commissioner Pearlman suggested several design approaches that should be explored to address the proportions of the façade, such as raising the sill at the second floor windows, raising the height of the second floor glazing, increasing the size of cornice, and/or placing the cornice lower on the façade with a parapet above. Commissioner Pearlman also suggested that the vertical piers should be proud of the second floor window sill and noted that there may be an approach that emphasizes the vertical piers on the Stockton façade while deemphasizing them on the Ellis façade.

2. Material and Color: The Commissioners concurred with staff that proposed materials and color palette was compatible with the District. Commissioner Hasz, however, stated that he had some concerns about the proposed textured terra cotta, noting that it added another horizontal element and that its apparent porosity might make graffiti removal difficult. Commissioner Pearlman responded that he was comfortable with the textured terra cotta as it would blend in with the matching smooth terra cotta.

3. Detailing and Ornamentation: The Commissioners concurred with staff that the simple and contemporary design of the façade appears compatible with the District.

4. Signs: Commissioner Hasz stated that there should only be one sign per façade for the retail tenant. Several Commissioners were concerned about the proposed T-Mobile sign adjacent/above the MTA entry as they felt that it did not relate to the MTA entry or the retail space entry.

LETTER: 0058

ADJOURNMENT – 11:57 AM
ADOPTED APRIL 6, 2016

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, March 16, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Shannon Ferguson, Rich Sucre, Susan Parks, Tim Frye – Historic Preservation Officer, Jonas 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:**

The Director's report was included in your packets; happy to answer any questions should you have them.

Commissioner Matsuda:

I just had one question about the upcoming event on April 6th, the Mission Action Plan; you're going to be also discussing supporting local businesses. Will we have anything available about legacy businesses by then that you could share with them?

Tim Frye, Preservation Officer:

That's a great question. I will check with the organizers of that event and if there is anything that we can include. We may at least be able to include some maps or information from San Francisco Architectural Heritage about their program.

Commissioner Matsuda:

Or maybe create a list of people who may have some interest or know of legacy businesses?

Tim Frye, Preservation Officer:

Sure. That's a great question.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Officer:**

No formal report for you regarding the recent events of the Planning Commission, but I do have a few things to share with you. One is that the Planning Department hosted a table at the San Francisco History Days at the Old Mint last weekend on March 5th and 6th. We answered general questions regarding the Department's preservation program, as well as property information and we did have a map posted where members of the public could write down landmarks that they think should be designated in the future and we've compiled that list and will share it with you during your next quarterly Landmark Designation Work Program quarterly report. Second is the Department began its public outreach portion of the neighborhood commercial storefront survey effort. The survey and historic context statement will be in front of you in June. On Tuesday March 8 from 6 to 8:00 P.M. we held a community meeting in Russian Hill and it was really well attended and after a short presentation we broke out into small discussion groups at tables; a lot of positive feedback about the survey results and we are conducting three more community events and along with four walking tours of neighborhood commercial districts in those quadrants. We did have a walking tour of the Hyde and Polk Street on March 12th, but it was canceled due to rain so we are going to reschedule that later this year before the HPC renders a vote on the survey. We also had an Ask a Planner event scheduled at a local coffee shop which we will also reschedule so members of the public can come and ask us questions, either general questions about the Planning Code or specific questions about the storefront survey. The last item I wanted to share with you is something that was published this morning that you may have heard about; it appears that Supervisor Campos and Peskin have co-sponsored legislation to add about \$350,000 into the preservation fund for legacy businesses in advance of it becoming active in July. This money will largely,

if passed, could largely be used to 1) fund a staff member for the small -- Office of Small Business; but 2) provide rent subsidies for businesses that qualify as legacy businesses. According to the article it appears that the Office of Small Business has about ten working applications right now. I don't believe any of those are complete yet because they haven't been forwarded to our office, but I will reach out to Regina Dick-Endrizzi and find out the status of those and certainly keep you posted about the funding and how it moves through the Board of Supervisors. It appears it will be going to the Budget and Finance Committee fairly soon and that concludes my report unless you have any questions. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

The only announcement I have is that I plan to attend on behalf of the Commission the hearing of the Rec and Park Commission tomorrow to speak about our comments that we made about the Mother's Building.

4. Consideration of Adoption:

- [Draft Minutes for HPC March 2, 2016](#)
- [Draft Minutes for ARC March 2, 2016](#)

SPEAKERS: None

ACTION: Adopt HPC; Continue ARC to April 6, 2016

AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman

ABSENT: Johnck

5. Commission Comments & Questions

Commissioner Johns:

The current issue of the Argonaut Magazine published by the San Francisco Museum Historical Society has part two of Jim Haas' history of the Civic Center, so those of you who would like a detailed presentation on that subject I recommend it highly.

President Wolfram:

I have a request of planning staff, I understand that the New Mission theater has been denied their -- one of the city landmarks we approved Certificate of Appropriateness-- has been denied their historical tax credit application was denied and I'm wondering whether we might, I believe there is an appeal, and if maybe at the next hearing agendaize this item to consider write a support letter for the appeal.

Tim Frye, Preservation Officer:

Certainly, just in preparation the Department has generally drafted a letter for the Commission's review. Would you like us to draft a letter then you could edit and talk about at the hearing?

President Wolfram:

Yes, that makes sense.

Tim Frye, Preservation Officer:

Okay.

D. REGULAR CALENDAR

- 6a. [2015-000308COA](#) (R. SUCRE: (415) 575-9108)
38 LIBERTY STREET – located on the north side of Liberty Street between Valencia and Guerrero Streets, Assessor's 3608, Lot 044A (District 8). Request for a **Certificate of Appropriateness** for restoration of the street façade along Liberty Street, the construction of a new single-car garage, and construction of a three-story rear horizontal addition. The project would increase the size of the existing single-family residence from 2,203 square feet to 3,968 square feet. The subject lot is located within the Liberty-Hill Landmark District, RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions
- SPEAKERS: = Rich Sucre – Staff presentation
- Geoffrey Gaizer – Curb out location, existing tree misrepresented
- Joseph Iturribarria – Window location
- Brent Hatcher – Inaccurate plans
- Ozzie Rohm – Inaccurate plans, tree removal
- ACTION: Continued to April 20, 2016
- AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
- ABSENT: Johnck
- 6b. [2015-000308VAR](#) (R. SUCRE: (415) 575-9108)
38 LIBERTY STREET – located on the north side of Liberty Street between Valencia and Guerrero Streets, Assessor's 3608, Lot 044A (District 8) – Request for a **Variance** from the Zoning Administrator to address the requirements for rear yard (Planning Code Section 134). The proposed project includes construction of a three-story rear horizontal addition within a portion of the required rear yard. The subject lot is located within the Liberty-Hill Landmark District, RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk Limit.
- SPEAKERS: Same as item 6a.
- ACTION: Continued to April 20, 2016
- AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
- ABSENT: Johnck
7. [2015-008685DES](#) (S. FERGUSON: (415) 575-9074)
WOODWARD STREET HISTORIC DISTRICT – Consideration of a Community-Sponsored Article 10 Landmark District Application for the Woodward Street Landmark District, located between 14th Street and Duboce Avenue (District 9). The district was previously identified by the Inner Mission North Historic Resources Survey as the California Register-eligible Woodward Street Romeo Flats Reconstruction Historic District. The subject properties are located within an RM-1 (Residential – Mixed, Low Density), PDR-1-G (Production, Distribution & Repair – 1 – General) and UMU (Urban Mixed Use) Zoning Districts and 40-X and 68-X Height and Bulk Districts.
Preliminary Recommendation: The Commission will review the findings of the application in consideration to initiate local Article 10 landmark designation.

SPEAKERS: = Shannon Ferguson – Staff presentation
+ Stephen Schur – Applicant presentation
+ Sandra Camacho – Support
ACTION: Directed staff to add the proposed District to the Landmark Designation Work Program
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck

8. [2015-003877DES](#) (S. FERGUSON: (415) 575-9074)
34-45 ONONDOGA AVENUE – Consideration of a Community-Sponsored Article 10 Landmark Application and Consideration to Recommend to the Board of Supervisors designation of the former Alemany Emergency Hospital and Health Center, south side of Onondaga Avenue, Assessor's Block 6956, Lots 016 and 017 (District 11), as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property was constructed in 1933 as an extension of the City's emergency hospital and healthcare system. Designed by master City Architect Charles H. Sawyer, the subject property is architecturally significant as examples of a type and period and conveys high artistic values and the interior contains frescoes painted by noted muralist, Bernard Zakheim. The subject property was added to the Landmark Designation Work Program on May 20, 2015. The property at 35 Onondaga is located within the NCD (Excelsior Outer Mission Street Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District, while 45 Onondaga Avenue is located within a P (Public) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: = Shannon Ferguson – Staff presentation
+ Daniel Houger – Opportunity site
+ Reb Rothman – Murals, support
ACTION: Approved
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck
MOTION: 0276

9. [2011.1356E](#) (S. PARKS: (415) 575-9101)
CENTRAL SOMA HISTORIC CONTEXT STATEMENT AND HISTORIC RESOURCES SURVEY – The historic context statement and historic resource survey were conducted as part of the Central SoMa Plan, which is comprised of approximately 28 blocks bound by Market Street to the north, Townsend Street to the south, Second Street to the east, and Sixth Street to the west (District 6). The Central SoMa Historic Context Statement builds upon the research of other adjacent area plans, including the South of Market and Transbay. The Central SoMa Historic Resource Survey examined a total of 134 parcels within the area plan that had not been previously surveyed, or for which prior survey information was incomplete.
Consideration to adopt, modify or disapprove a Motion to adopt the Central SoMa Historic Context Statement and Historic Resources Survey.

Preliminary Recommendation: Adopt a motion to approve the Historic Context Statement and Historic Resource Survey

(Continued from Regular hearing February 17, 2016)

SPEAKERS: = Susan Parks – Staff presentation
+ Alice Light – Support

- (M) Speaker – Presence the tennis club
- = Jackie Rescalvo – Preserve the tennis club
- = Don Bruce – Preserve the tennis club

ACTION: Approved
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck
MOTION: 0277

10. [2015-007219DES](#) (S. PARKS: (415) 575-9101)
INGLESIDE PRESBYTERIAN CHURCH AND THE GREAT CLOUD OF WITNESSES – **Consideration to Initiate Landmark Designation** of the Ingleside Presbyterian Church & Community Center and *The Great Cloud of Witnesses*. Located on the south east corner of Ocean Avenue and Granada Avenue, Assessor's Block 6942, Lot 050 (District 7), as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The building is architecturally significant as the work of San Francisco master architect, Joseph Leonard, who designed the Neoclassical building in 1923. The church is also significant for its interior "collage-mural," and folk artist's environment, entitled *The Great Cloud of Witnesses*. Begun in 1980, the mural has a 35-year work-in-progress, created by church pastor Reverend Roland Gordon, to inspire the community and to highlight the accomplishments of African Americans.

SPEAKERS: None
ACTION: Continued to April 20, 2016
AYES: Wolfram, Hyland, Hasz, Johns, Matsuda, Pearlman
ABSENT: Johnck

ADJOURNMENT – 2:10 PM
ADOPTED APRIL 6, 2016

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, April 6, 2016

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Pearlman, Hasz, Hyland

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:33 AM

STAFF IN ATTENDANCE: Marcelle Boudreaux, Rich Sucre, Tim Frye - Preservation Officer, and Jonas 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.

1. [2014.0241E](#) (M. BOUDREAUX: (415) 575-9076)
1028-1056 MARKET STREET – north side of Market Street between Taylor and Jones; Lot 002 in Assessor's Block 0350 (District 6) – **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the project. The project proposes to demolish one existing two-story commercial building, a contributor to the Market Street Theatre and Loft National Register District, and construct one mixed-use residential over ground-floor commercial development. The proposed 120-foot, 13-story building-plus-basement would

include 186 residential units on floors 2-13, approximately 9,650 square feet retail/restaurant uses at the ground floor, and vehicle and bicycle parking in the basement. The project site is within a C-3-G (Downtown General) Zoning District, the Downtown Plan Area, and 120-X Height and Bulk Districts. The proposed project would require Downtown Project Authorization, Conditional Use Authorization and Variances from the Planning Code.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Marcelle Boudreaux – Staff presentation
+ (M) Speaker – Project presentation

ACTION: Reviewed and Commented
Upon review of the presentation by Staff and Project Sponsor and the materials provided, the ARC determined that:

1. The Partial Preservation Alternative Option C should include a 7-story addition, to retain the notch, with a 10-foot setback from the Market Street front building wall, instead of the proposed 3-story addition, with notch, with a 10-foot setback from the Market Street front building wall.
2. As Staff noted in the memo and the Committee members reiterated, the Compatible alternative (Option D) is assumed to be designed in a manner reflective of the character-defining features of the National Register District, which are outlined in the HRE.
3. The Sponsor should work with Staff to ensure that the adjacent project at 1066 Market is represented accurately in terms of massing, scale and height.
4. For ease of review, include the proposed project in similar graphical conceptual massing studies as the alternatives.

LETTER: 0059

2. [2013.0975ENX](#) (R. SUCRE: (415) 575-9108)
888 TENNESSEE STREET – located on the northwest corner of 20th and Tennessee Streets, Assessor's Block 4060, Lots 001 & 004 (District 9) – **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to demolish the existing non-contributing, two-story industrial building, and construct a new, four-story-with-basement, residential building (approximately 87,100 sq ft) with 110 dwelling units, 5,472 square feet of ground floor commercial space, and 83 below-grade, off-street parking spaces. Currently, the project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA). The project site is located within the Dogpatch Landmark District, which is designated in Appendix L of Article 10 of the San Francisco Planning Code, and is also located in the UMU (Urban Mixed-Use) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rich Sucre – Staff presentation
+ David Baker – Project presentation
= Heidi Dunkelgod – Design concerns

ACTION: Reviewed and Commented
Compatibility of New Construction with Dogpatch Landmark District

The ARC finds that the new construction is largely compatible with the Dogpatch Landmark District with the incorporation of the modifications (See Below).

New Construction-Scale, Form & Proportion

The ARC concurs with the staff determination that the proposed form, massing and proportion are consistent and compatible with the surrounding landmark district. The ARC encourages additional articulation at the street level along Minnesota and Tennessee Street.

New Construction-Fenestration

The ARC concurs with the staff recommendation to eliminate the silver anodized aluminum windows, and to use a dark colored or non-reflective anodized aluminum window throughout the proposed project.

The ARC supports the design and intent of the window frame element, and concurs with the staff recommendation to eliminate the painted horizontal siding within the larger openings. The Project Sponsor should explore an alternate material, such as a break metal or black spandrel glass. The Project Sponsor should continue working with Department staff on this element.

New Construction-Materials, Color & Texture

The ARC supports the vertical orientation of the ceramic tile as proposed by the Project Sponsor. The ARC supports the current finish and color of the proposed ceramic tile, since the sample is matte in finish with a rough textured exterior and in a variety of tones. In addition, the ARC supports the proposed horizontal siding, since it incorporates a smooth integrated color and finish, as well as joints between the pieces of siding.

New Construction-Cornice/Roofline Termination

The ARC concurs with the staff recommendation to widen the cornice and providing additional detail to better fit within the context of the surrounding district. Currently, the project needs a better roofline termination due to the scale and size of the building, and the sheer plane of the street walls. The Project Sponsor may consider a different roofline articulation for the lighter-colored volumes as opposed to the darker-colored volumes.

LETTER: 0060

ADJOURNMENT – 12:44 PM

ADOPTED AS CORRECTED JULY 20, 2016

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, April 6, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:51 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Marcelle Boudreaux, Shannon Ferguson, Rich Sucre, Justin Greving, Tim Frye – Historic Preservation Officer, Jonas 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.

SPEAKERS: James Haas – Civic Center

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Director John Rahaim:

I have no particular announcement except to refer to you to the written Director's Report and some upcoming public meetings. I will point out that the Housing Balance Report came out this week; it's a report that we do every six months as a result of some legislation that was passed by the Board last week which looks at the percentage of affordable housing that is being planned or has been built over a ten year period. I would refer you to that, it's an interesting document; it comes out every six months on a kind of rolling basis. Looking back ten years that this very important issue of affordable housing and the Planning Commission is having a hearing on this item tomorrow and the Board is having a hearing at the Land Use Committee on this report on April 18th. With that, I'm happy to take any questions, thanks.

President Wolfram:

I have one question about the Tree Survey. In it, it says "in addition to identifying existing trees, we will be serving vacant sites to help determine location for new trees"; the term "vacant sites" is that a vacant along the sidewalk, is that a site where a tree could be planted but in front of a building that doesn't have a tree or is that a site with a vacant parcel?

Director John Rahaim:

That is a good question, I don't know, and I'll talk to staff and get back to you on that.

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

Tim Frye, Preservation Officer:

A few items to share with you in this week's staff report; the first is last week, the Land Use Committee of the Board of Supervisors, forwarded a positive recommendation to the full board for the proposed Filipino Cultural Heritage District. This was an ordinance that was introduced by Supervisor Kim, the Planning Department is actively involved with the community and the supervisor's office in providing technical support for the identification of a task force that will provide some solid recommendations, I believe within 60 days of adoption, on how to move forward some more meaningful efforts to support the cultural heritage district, so we'll report to you on our efforts in the future. The Board of Supervisors also passed the landmark designation for the Cowell House or it had its first reading yesterday at the Board of Supervisors. There will be a second reading next week and then it will be off to the mayor for signature. Then yesterday 35-45 Onondoga's Article 10 Landmark Designation was also introduced, so that will be referred to the Land Use Committee shortly and we'll keep you posted on our presentation there. One item to just -- I forgot is Supervisor Peskin also sign on as a co-sponsor to the Cowell House Landmark Designation. The pilot program for Article 10 individual landmark plaques is underway. We sent out a notice to all Article 10 landmark property owners, received a very good response. We quickly filled up the first 25 applicants for the pilot program and we hope to - - and the deadline isn't until April 15th, so right now we're creating sort of an informal database so we know how to phase this first 25 and hopefully in the Fall we'll do the next

25 or even 50 after the budget is approved. What we're going to do is prepare a list of all those first 25 landmarks for you with their addresses and a photograph and we'll pass that out to the commissioners and let you know when the plaques are installed so if you want to go visit or drive by to see how they turned out you could do so at that time. That concludes my comments, no formal report from the Planning Commission; there was one approval last week regarding an addition to an automotive support structure that Justin will cover in the facade presentation, so I'm going to let him cover the outcome from the Commission last week when he talks about the pros and cons of that project and in relationship to the broader conversation you've been having about facade retention. So that concludes my comments unless you have any questions.

Commissioner Hyland:

I have a question for you, do you have any information on how many legacy business applications have been -- is there an update?

Tim Frye, Preservation Officer:

I do not, but I will reach out to the Office of Small Business and get you an update for your next hearing.

3. [CERTIFIED LOCAL GOVERNMENT \(CLG\) 2014-2015 ANNUAL REPORT](#) – Review of the 2014-2015 CLG Annual Report prepared by Planning Department Staff. The Commission may direct staff to include additional information or make revisions to the report prior to forwarding to the California Office of Historic Preservation.

SPEAKERS: None
ACTION: Reviewed and Commented

C. COMMISSION MATTERS

4. President's Report and Announcements

President Wolfram:

The only report I have is that I attended the Rec and Park Commission hearing to speak on behalf of the Mother's Building. That was a very interesting hearing, there was a lot of support for doing something with the Mother's Building, identifying funding possibilities, so it was kind of the first step in that process.

5. Consideration of Adoption:
 - [Draft Minutes for ARC March 16, 2016](#)
 - [Draft Minutes for HPC March 16, 2016](#)

SPEAKERS: None
ACTION: Adopted
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

6. Commission Comments & Questions

Commissioner Hyland:

I want to update the Commission on the Waterfront Long Range Update Plan, hope I got that correct, for which Commissioner Johnck is on the working group along with me. We had our meeting, week before last I think it was; the Planning Department was presenting the city's plan for the -- response to the sea level rise and it was a lively discussion, very informative. The one thing that I took away from that meeting was a -- and I cautioned or I challenged the working group to think a little broader and more positive about existing and historic resources and cultural assets. I got the sense that the idea of keeping everything was kind of a negative approach to trying to think about how to preserve these -- the piers and the important buildings that some fall on the line of whether they're actually going to be economically feasible to save or not. So I did speak up on that, but it's moving forward. We do have another meeting either the next one or the one after where the historic preservation is the topic for that meeting, so if you want to attend, that -- we can get the information for you when that is, we'll report back as well.

Commissioner Johnck:

Yes and it's open to the public. San Francisco Port Commission, if you go to the Port's website, there's a whole webpage for the waterfront working group and historic preservation will be the meeting in May.

7. [New Mission Theater Rehabilitation Project and Compliance](#)

SPEAKERS: Naomi Miroglio – Encourage support
Katherine Petrin – Tax credits
ACTION: Accepted Draft Letter
AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
RECUSED: Hyland

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.

8. 2013.0384U (S. PARKS: (415) 575-9101)
AFRICAN AMERICAN HISTORIC CONTEXT STATEMENT – Consideration to adopt, modify, or disapprove the African American Citywide Historic Context Statement. Partially funded by the Historic Preservation Fund Committee, the context statement documents the history of African Americans in San Francisco from the City's earliest development to the present day. It outlines significance, integrity considerations, registration requirements, and further recommendations.
Preliminary Recommendation: Adopt the Historic Context Statement
(Continued from Regular hearing February 17, 2016)
(Continue to Regular hearing May 4, 2016)

SPEAKERS: None
ACTION: Continued to May 4, 2016
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. [2016-001903COA](#) (E. TUFFY: (415) 575-9191)
950 MASON STREET – located on the east side of Mason Street between Sacramento and California Streets, Assessor's Block 0244, Lot 001 (District 3). Request for a **Certificate of Appropriateness** for the installation of a freestanding figurative bronze statue on the southwest corner of the Mason Street lawn. The round, granite-clad base will measure 3'-7" in diameter, will occupy 10 square feet of lawn, and will be secured on a concrete footing. The overall height of the statue is proposed to be 8'-9" above the immediately adjacent grade. The subject property, the Fairmont Hotel, is designated City Landmark No. 185 within Article 10 of the Planning Code. Initially designed in 1902 by architects Reid & Reid and Stanford White, the 1907 post-earthquake and fire reconstruction was overseen by architect Julia Morgan. The proposed area of work is located within the RM-4 (Residential - Mixed, High Density) Zoning District, Nob Hill Special Use District, and a 320-E Height and Bulk Limit. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.
Preliminary Recommendation: Approve

SPEAKERS: None
ACTION: Approved
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
MOTION: 0277

E. REGULAR CALENDAR

10. [2014.0462CWP](#) (P. CHASAN: (415) 575-9065)
UN PLAZA LIVING INNOVATION ZONE – located on Assessor's Block 0351 in the public right of way, bounded by Market, Hyde and McAllister Streets (District 6). Request for a **Certificate of Appropriateness** for the installation of a temporary (2-year) Living Innovation Zone (LIZ) in the four raised planter beds that line the pedestrian thoroughfare in the plaza. Work is to include self-supporting wooden pathways and interactive 'acoustic phenomena' in the raised planter beds. The subject property is a contributing site within the Civic Center Landmark District, and is located within a P (Public) Zoning District and OS (Open Space) Height and Bulk Limit.
Recommendation: Approve

SPEAKERS: = Cassie – Staff presentation
+ Josh Baccagallyspi – Project presentation
ACTION: Approved
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
MOTION: 0278

11. [2015-004228DES](#) (S. FERGUSON: (415) 575-9074)

235 VALENCIA STREET – Consideration of a Community-Sponsored Article 10 **Landmark Application** for the former Hap Jones Motorcycle Dealership, Assessor's Block 3532, Lot 019B (District 8). The subject property is associated with Loren "Hap" Jones, a pioneer in motorcycling who played a significant role in the development of motorcycle culture in the Bay Area and nationally, and created the first *Motorcycle Blue Book*, a pricing guideline for new and used motorcycles. The subject property is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District.

Preliminary Recommendation: Not to Initiate

(Continued from Regular hearing March 2, 2016)

SPEAKERS: = Shannon Ferguson – Staff presentation
 + Larissa Pedroncelli – Applicant presentation
 + Lauren Jones – Applicant presentation continued
 - Craig Hamberg – Owner presentation
 - Chris McMorris – Historic evaluation
 + Kelly Hill – Support
 + Sven Eberlyne – Motorcycle history
 ACTION: Adopted a Motion of Intent to not initiate, but change the status code under CEQA, and Continued the item to May 4, 2016
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda
 NAYES: Pearlman

12. [2013.0225U](#) (R. SUCRE: (415) 575-9108)

UCSF RESEARCH BUILDING AND CITY PARKING GARAGE EXPANSION – located on the northwest corner of Vermont and 23rd Streets, Assessor's Block 4154, Lot 001 and Assessor's Block 4213/001 (District 10). Request for **Review and Comment** on the Draft Environmental Impact Report (DEIR) for the University of California San Francisco (UCSF) Research Building and City Parking Garage Expansion at the Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center Campus. The proposed project includes new construction of a five-story (up to 80-ft tall) research facility with approximately 175,000 gross square feet within the San Francisco General Hospital Historic District, which has been determined eligible for listing in the National Register of Historic Places. The project site is located within the P (Public) Zoning District and a 105-E Height/Bulk Limit.

Recommendation: Review and Comment

SPEAKERS: = Rich Sucre – Staff presentation
 + Sue Carlisle – UCSF presentation
 + Diane Wong – UCSF presentation
 + Erika Schultz – UCSF presentation
 ACTION: Accepted Draft Letter
 RECUSED: Hyland
 LETTER: L-0061

13. (J. GREVING: (415) 575-9169)

FAÇADE RETENTION POLICY DISCUSSION – On December 8, 2015 The Historic Preservation Commission discussed the issue of façade retention and explored a range of projects that featured some form of façade retention. This is a follow up on the topic. Planning Staff will provide a brief presentation on various examples of façade retention projects in San Francisco.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Justin Greving – Staff presentation
= Mike Bhuler

ACTION: Reviewed and Commented

ADJOURNMENT – 3:52 PM

ADOPTED APRIL 20, 2016

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, April 20, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Rich Sucre, Shelley Caltagirone, Tim Frye
– Historic Preservation Officer, Jonas 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****Jeff Joslin, Director of Current Planning:**

No director's announcements.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Jeff Joslin, Director of Current Planning:**

Just have one announcement for the commission regarding the Legacy Business Registry. At the last hearing, Commissioner Hyland, I believe, requested report from Office of Small Business on the number of Legacy Business applications to date. Since that time, Planning staff has met with Regina Dick-Endrizzi and discussed the current status; thus far, there been 10 applications, though apparently a number of them still need some work. We requested a brief report which I'll distribute here; this first batch of 10 applications are anticipated before the department for the week of May 9th for review and comment at your June 1st HPC hearing. The Office of Small Business expects to transmit between 5 and 10 applications depending on their readiness at that time. So in preparation of your June 1st hearing we scheduled a discussion at the next hearing on May 4th. This will allow staff to discuss your preferences for the case report contents and exhibits to insure you have all the information you need to discuss the pending applications.

C. COMMISSION MATTERS**3. President's Report and Announcements****President Wolfram:**

No reports or announcements.

4. Consideration of Adoption:

- [Draft Minutes for ARC March 2, 2016](#)
- [Draft Minutes for HPC April 6, 2016](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions**Commissioner Johnck:**

I attended the annual CPF conference held at the Presidio yesterday. I thought two of the sessions I attended were worthy of comments and would be of interest to the Commission.

The session, **Roots of Preservation in California**, featured a distinguished panel of speakers who were leaders in organizing CPF and several other preservation legacy groups during the 1970s, such as the Los Angeles Conservancy, Hollywood Heritage, and the National Trust for Historic Preservation. The California legislature's adoption of the California

Environmental Quality Act (CEQA) was a key event. The first Landmark Club was founded in L.A. in 1895.

Advocacy for historic preservation was spawned during the political and environmental grassroots activism of the '70s with its base in communities and neighborhoods. Some of the early preservation success stories were the LA Library, the Gaslamp Quarter in San Diego, and Jackson Square Historic District in S.F.

Professionalization has grown out of and evolved from advocacy. Today the preservation profession is a scholarly and technically-skilled profession covering a wide range of disciplines. The reminder from the panel was the preservation professional should continue to work closely with its grassroots advocacy base in communities and neighborhoods.

The session, **A New Attitude on Old Approaches: Examining Facadism**, focused on the question whether saving the façade of a building is true preservation. Featured speakers were Flora Chou from Page & Turnbull; Justin Grieving, HPC staff; and Mike Buhler, Sf Heritage. Suggested new ideas to move towards true preservation are adaptive reuse; rehabilitation; and use of the CEQA alternatives process.

A major point was that the overall design is critical in the preservation solution. There were suggestions for developing guidance for architects and developers of key aspects or a typology of design elements that should be addressed, such as setback, volume, materials, and streetscape.

Other methods of avoiding facadism were in the arena of policy. Some examples of possible policy changes are: allow projects to shift density and height; expand San Francisco's TDR program; change underlying economics that incentivize facadism (see Chicago example); incentivize additions rather than facadism; establish a mitigation penalty in lieu of façade retention.

Commissioner Hyland:

Just to add-on to Commissioner Johnck: the April 27th meeting is at Pier 1 between 6 and 8 pm.

6. Historic Preservation Fund Committee – Report

Robert Cherny:

During the past six months, HPFC has approved funding for one new project and supplemental funding for another; conducted oversight for seven projects funded earlier, reviewed three completed projects, and is reviewing a proposal for a new project. Some oversight and review activities have been conducted by the Grant Review Sub-committee, which reports to the full committee on its work. All HPFC members are invited to attend sub-committee meetings, but the regular sub-committee members are Ryser, Cherny, Bland Platt, and Courtney Damkroger.

A new proposal is first reviewed by the sub-committee, which nearly always requests a meeting with the project sponsors to discuss concerns over specific aspects of the proposal, followed by resubmission of the proposal with revisions addressing the concerns.

Sometimes the sub-committee requires more than one re-submission. Once the sub-committee approves a proposal, it is then reviewed and discussed by the full committee; once the committee approves, the recommendation goes to the Mayor's Office of Economic and Workforce Development, which develops contracts and handles financial arrangements. The sub-committee also reviews progress reports on individual projects and works with Planning Department staff on moving completed projects to HPC for approval.

HPFC projects completed during the past six months:

1. *The People's Palace* (partial funding for a documentary film on the history of San Francisco City Hall). The grant was made to the City Hall Centennial Committee with the proviso that all research materials including documents and interviews be given to the San Francisco History Center of the San Francisco Public Library and with the recommendation that creation of a teachers' guide be a high priority. Preview screening in City Hall on Nov. 18 and broadcast on KQED on November 24. The film is available online by searching for *The People's Palace*.
2. Assessment of Mothers' Building, San Francisco Zoo. Report dated July 2015 was received by committee members on September 1. The report details the serious structural problems of this landmark and recommends corrective action. Action by Recreation and Parks is pending.
3. *San Francisco African American Citywide Historic Context Statement, 1579-2014*. Report submitted in January 2015; reviewed in subcommittee on February 10, 2015; Planning Department revisions reviewed on February 22, 2016. Continuance from HPC agenda of April 6.

Projects funded during the past six months:

1. Approved supplemental funding on September 28, 2015, for Sacred Heart Church Complex to extend landmark nomination report to a nomination to the National Register of Historic Places. Draft reviewed and discussed in subcommittee on January 12, 2016.
2. Approved funding on February 22, 2016, for development of an historic context statement for the Great Depression-New Deal Era and individual landmark nominations for George Washington High School, Theodore Roosevelt Middle School, and the former Sunshine School (now Hilltop School). This project addresses four of the top eight priorities developed by HPFC last year (see below).

Project oversight during the past six months:

1. Eureka Valley Historic Context Statement.
2. Corbett Heights Historic Context Statement.
3. Sacred Heart Church landmark nomination.
4. Residence Parks Historic Context Statement.
5. San Francisco Latino Historic Context Statement.
6. Mission Dolores Neighborhood Historic Context Statement and National Register District nomination.
7. *Citywide Historic Context Statement for LGBTQ History in San Francisco*: reviewed and commented on final draft; approved by HPC on November 18, 2015

Priorities for future funding, as approved on May 29, 2015:

On May 29, 2015, the HPFC established priorities for self-initiated projects using the remaining Historic Preservation Fund (approximately \$300,000). The top eight priorities are:

1. Great Depression-New Deal Era Historical Context Statement (to focus on architecture and art).
2. Landmark nomination for Theodore Roosevelt Middle School.
3. Preservation of photographs of the city from the early 20th century.
4. Landmark nomination for George Washington High School.
5. Completion of an historic resource survey of the Ocean Avenue commercial district.
6. Landmark nomination for the historic structures and landscaping of the San Francisco Zoo.
7. Landmark nomination for the former Sunshine School, now Hilltop School.
8. National Historic Landmark nomination for Coit Tower.

A project is now underway (see above) that addresses items 1, 2, 4, and 7. We are pleased that progress is being made on item 3 without the need, so far, of funding from HPFC. The HPFC and the Grant Review Sub-committee have reviewed and made recommendations regarding a proposal to address item 5; we expect to have a final revised proposal in the near future.

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.

7. 2015-007219DES (S. PARKS: (415) 575-9101)
INGLESIDE PRESBYTERIAN CHURCH AND THE GREAT CLOUD OF WITNESSES – **Consideration to Initiate Landmark Designation** of the Ingleside Presbyterian Church & Community Center and *The Great Cloud of Witnesses*. Located on the south east corner of Ocean Avenue and Granada Avenue, Assessor's Block 6942, Lot 050 (District 7), as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The building is architecturally significant as the work of San Francisco master architect, Joseph Leonard, who designed the Neoclassical building in 1923. The church is also significant for its interior "collage-mural," and folk artist's environment, entitled *The Great Cloud of Witnesses*. Begun in 1980, the mural has a 35-year work-in-progress, created by church pastor Reverend Roland Gordon, to inspire the community and to highlight the accomplishments of African Americans.
(Continued from regular hearing March 16, 2016)
(Proposed continuance to May 4, 2016)

SPEAKERS: None
ACTION: Continued to May 4, 2016
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

8. 2015-014090PTA (P. LAVALLEY: (415) 575-9084)
1 STOCKTON STREET - northwest corner of Stockton and Ellis Streets; Assessor's Block 0327, Lots 025 (District 4). Request for **Major Permit to Alter** to replace the non-historic Stockton and Ellis Street façades and install new cladding, fenestration, and internally illuminated wall signs. Constructed in 1973, with substantial alterations to the façade in early 2000s,

the subject building is a Category V (Unrated) Building within the Kearny-Market-Mason Conservation District, the C-3-R (Downtown Retail) Zoning District, and 80-130-F Height and Bulk District.

Preliminary Recommendation: Approve with conditions
(Proposed continuance to May 18, 2016)

SPEAKERS: None
ACTION: Continued to May 18, 2016
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

9. [2015-011522COA](#) (A. KIRBY: (415) 575-9133)
2249 WEBSTER STREET – Located on the west side of Webster Street between Washington and Clay Streets; Lot 001B in Assessor's Block 0612 (District 2). Request for a **Certificate of Appropriateness** to construct a horizontal rear addition within an existing side setback at the southwest facade. The subject building is a contributor to the Webster Street Landmark District and is located within a RH-2 (Residential, House, Two Family) Zoning District and 40-X Height and Bulk District
Preliminary Recommendation: Approve

SPEAKERS: None
ACTION: Approved
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
MOTION: 0279

F. REGULAR CALENDAR

- 10a. [2015-000308COA](#) (R. SUCRE: (415) 575-9108)
38 LIBERTY STREET – located on the north side of Liberty Street between Valencia and Guerrero Streets, Assessor's 3608, Lot 044A (District 8). Request for a **Certificate of Appropriateness** for restoration of the street façade along Liberty Street, the construction of a new single-car garage, and construction of a three-story rear horizontal addition. The project would increase the size of the existing single-family residence from 2,203 square feet to 3,968 square feet. The subject lot is located within the Liberty-Hill Landmark District, RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions
(Continued from regular hearing March 16, 2016)

SPEAKERS: = Rich Sucre – Staff presentation
+ Stephen Fowler – Project presentation
= Lawrence Siracusa – tree concerns

= Jeffrey Gainer – Tree concerns
= Brent Hatcher – Tree concerns
+ John Barbey - Support
ACTION: Approved with Conditions
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
MOTION: 0280

- 10b. [2015-000308VAR](#) (R. SUCRE: (415) 575-9108)
38 LIBERTY STREET – located on the north side of Liberty Street between Valencia and Guerrero Streets, Assessor's 3608, Lot 044A (District 8) – Request for a **Variance** from the Zoning Administrator to address the requirements for rear yard (Planning Code Section 134). The proposed project includes construction of a three-story rear horizontal addition within a portion of the required rear yard. The subject lot is located within the Liberty-Hill Landmark District, RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk Limit.
(Continued from regular hearing March 16, 2016)

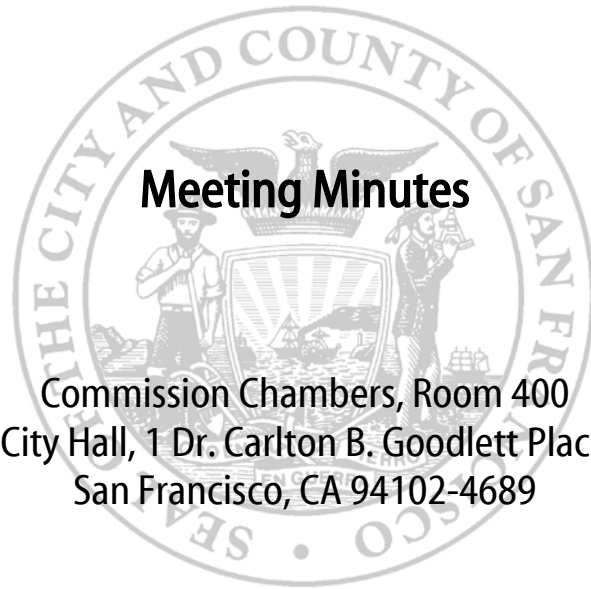
SPEAKERS: Same as Item 10a.
ACTION: ZA Closed the PH and indicated an intent to Grant
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

11. (S. CALTAGIRONE: (415) 558-6625)
ACADEMY OF ART UNIVERSITY - **Informational Presentation** regarding the status of enforcement, environmental review, projects requiring Historic Preservation Commission action, and potential Historic Preservation Commission review process. The Existing Sites Technical Memorandum (ESTM) will be published by the Planning Department on May 4th, 2016 and the Historic Preservation Commission will hold a Review and Comment hearing for the ESTM document on May 18th, 2016. Today's presentation is intended to provide an overview of the ESTM contents and the Historic Preservation Commission's role in reviewing the document.
Preliminary Recommendation: None - Informational

SPEAKERS: = Shelley Caltagirone – Staff presentation
= Zane Gresham – AAU comment
ACTION: None – Informational
AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RECUSED: Wolfram

ADJOURNMENT – 2:03 PM
ADOPTED AS AMENDED MAY 4, 2016

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 4, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Shelley Caltagirone, Susan Parks, Shannon Ferguson, 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.

None

B. DEPARTMENT MATTERS**1. [Director's Announcements](#)****Director John Rahaim:**

Commissioners good afternoon, I have no new announcements today. The one thing to just mention perhaps is that the -- I know that you have an interest in the Affordable Housing Bonus Program; that program is at the Board. They have not yet scheduled a hearing on that item, so we don't know when that's going to be heard by the Board. As soon as we do, we'll let you know. It's not clear how the Board is going to proceed at this point. Of course there's a lot of controversy over this item but just to let you know, given your interest that we will, the hearing will probably take place sometime in mid-June, but as soon as we know we'll let you know.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Officer:**

No formal report from the Planning Commission; however, a couple items to share with you regarding Board of Supervisor's decisions on a couple pending landmarks. The Cowell House was approved, unanimously approved, at the April 22nd Board of Supervisors hearing and is now Landmark No. 270, so that was good news. The Bourdette Building was at Land Use on April 25th and Supervisor Peskin asked to be listed as co-sponsor to that ordinance and the Land Use Committee forwarded a positive recommendation to the full board which unanimously approved the landmark designation at yesterday's hearing. So there will be a second reading next week and then on to the Mayor, so the two pending landmark designations at the Board look to be resolved. That concludes my report unless you have any comments.

C. COMMISSION MATTERS**3. President's Report and Announcements****President Wolfram:**

No report or announcements today.

4. Consideration of Adoption:

- [Draft Minutes for April 20, 2016](#)

SPEAKERS: None

ACTION: Adopted as Amended

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

5. Commission Comments & Questions**Commissioner Pearlman:**

Thank you. Does anyone know these people? I wanted to disclose that I had a conversation with Andrew Junius who is representing the 235 -- one side of the 235 Valencia issue that we're going to discuss later today.

President Wolfram:

Add to that, I also had a conversation with him.

Commissioner Hyland:

Update on the Waterfront Land Use Update Plan. Commissioner Johnck and I are on this with Mike Buhler who I see is in the audience. The agenda item last week for the Waterfront Plan Update was the historic preservation and Mark Paez from the port gave a pretty lengthy history overview and there were a few other presenters, but it was predominately just an informational session and we have two more meetings in this first phase and then it will get into the second phase where we actually get into more of the policies, delving into the details so we'll keep you updated.

President Wolfram:

Thank you. I can add on to that I have requested that the port provide us an informational presentation on their Pier 70 Project, seeing that it's well underway with Orton Development undertaking the renovation of numerous buildings and Forest City starting their process. Mark Paez is going to arrange that.

Commissioner Johnck:

I'd just like to add to that, actually it's quite exciting at the Port with the presence of the three of us on the working group and advisory group. I think we've captured the attention of staff, not just Mark who is Chief Preservation Officer there, but all the staff are listening very intently to our -- as we build some information base and recommendations and we'll be bringing that, you know, more to you and perhaps the Port as we get to the recommendation area of the planning process we're -- we hope to have some really good recommendations. That's a great process.

6. (S. CALTAGIRONE: (415) 558-6625)
[LEGACY BUSINESS REGISTRY](#) – **Informational Update** - The Mayor's Office of Small Business has received approximately 10 applications for the Legacy Business Registry to date, and it is expected that these applications will be forwarded to the Historic Preservation Commission for review in June 2016. To prepare the Commission for the upcoming hearing, Planning Department staff has prepared a Draft Case Report Template outlining the information that would accompany a Legacy Business Registry Application for review by the Commission.

SPEAKERS: = Shelley Caltagirone – Staff report
 + Hillary Ronen – Program implementation
 + Lee Hepner, Aide to Sup. Peskin – Legacy business application
 + Mike Buhler – Slowness of the registry
ACTION: Directed staff to draft a Letter to be forwarded to the Mayor supporting an improved process.
AYES: Consensus

D. REGULAR CALENDAR

7. [2015-0071810TH](#) (S. PARKS: (415) 575-9101)

Landmark Designation Work Program – Discussion of the HPC's **Landmark Designation Work Program, prioritization and status of pipeline projects.**

Preliminary Recommendation: Review and Comment

SPEAKERS: = Susan Parks – Staff presentation
+ Jim Haas – Previous landmark report errors, Landmark 140
+ Eldoris Cameron – Historic designation
ACTION: Reviewed and Commented

8. [2013.0384U](#) (S. PARKS: (415) 575-9101)
AFRICAN AMERICAN HISTORIC CONTEXT STATEMENT – **Consideration to adopt, modify, or disapprove** the African American Citywide Historic Context Statement. Partially funded by the Historic Preservation Fund Committee, the context statement documents the history of African Americans in San Francisco from the City's earliest development to the present day. It outlines significance, integrity considerations, registration requirements, and further recommendations.

Preliminary Recommendation: Adopt the Historic Context Statement

(Continued from Regular hearing February 17, 2016 and April 6, 2016)

SPEAKERS: = Susan Parks – Staff presentation
+ Al Williams – Request for continuance to allow for broader outreach, updating the document
+ Dr. Fannie Preston – Useful document
+ Karl Williams – Consideration for comments submittals narration
+ Eldoris Cameron – Addendum documents to the report
+ Dr. Amos Brown – African American History in SF
+ Larry Ware – Bayview History
+ Tim Kelly – CEQA use of draft document
ACTION: After hearing and closing public comment; Continued to October 5, 2016
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

9. [2015-007219DES](#) (S. PARKS: (415) 575-9101)
INGLESIDE PRESBYTERIAN CHURCH AND THE GREAT CLOUD OF WITNESSES – Assessor's Block 6942, Lot 050 (District 13) - Consideration to **Initiate Landmark Designation** of the Ingleside Presbyterian Church & Community Center and *The Great Cloud of Witnesses*. As an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. Located on the south east corner of Ocean Avenue and Granada Avenue, the building is architecturally significant as the work of San Francisco master architect, Joseph Leonard, who designed the Neoclassical building in 1923. The church is also significant for its interior "collage-mural," and folk artist's environment, entitled *The Great Cloud of Witnesses*. Begun in 1980, the mural is a 35-year work-in-progress, created by church pastor Reverend Roland Gordon, to inspire the community and to highlight the accomplishments of African Americans.

Preliminary Recommendation: Adopt a Resolution to Initiate

(Continued from regular hearing March 16, 2016 and April 20, 2016)

SPEAKERS: = Susan Parks – Staff presentation
+ Desiree Smith – Project presentation
+ Rev. Gordon – History of the murals

+ Rev. Amos Brown – Support
 + Al Williams - Support
 ACTION: Adopted a Resolution to Initiate
 AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
 RECUSED: Hyland
 RESOLUTION: 760

- 10a. [2015-004228DES](#) (S. FERGUSON: (415) 575-9074)
235 VALENCIA STREET – Consideration of a Motion **not to confirm nomination** pursuant to Section 1004.2 of the Planning Code of 235 Valencia Street, Lot 019B in Assessor's Block 3532. Although Loren "Hap" Jones, appears to be a pioneer in motorcycling who played a significant role in the development of motorcycle culture in San Francisco and the Bay Area, the subject property does not meet the designation criteria or designation priorities of the Landmark Designation Work Program. The subject property is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Approve

(Continued from Regular hearing March 2, 2016 and April 6, 2016)

SPEAKERS: = Shannon Ferguson – Staff Presentation
 ACTION: Adopted a Motion to not confirm nomination
 AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
 MOTION: 0281

- 10b. [2015-004228DES](#) (S. FERGUSON: (415) 575-9074)
235 VALENCIA STREET – Consideration of a Motion to **amend the findings** of the Inner Mission North Survey, adopted June 1, 2011, to change the California Historical Resource Status Code (CHRS) of 235 Valencia Street, Lot 019B in Assessor's Block 3532 from 6L to 3CS based on new information provided to the Historic Preservation Commission at its regular meeting of April 6, 2016. The subject property appears eligible for the California Register of Historical Resources as an individual property through survey evaluation based on the property's association with Loren "Hap" Jones, a pioneer in motorcycling who played a significant role in the development of motorcycle culture in San Francisco and the Bay Area. The subject property is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: = Shannon Ferguson – Staff presentation
 + Larisa Pedroncelli – How to honor the building
 + (M) Speaker – Unique process, façade preservation
 - Craig Hamberg – Put off amending the historical rating
 - Andrew Junius – Owner commitments, continuance
 ACTION: After hearing and closing public comment; continued to August 3, 2016
 AYES: Wolfram, Hyland, Johnck, Matsuda
 NAYES: Hasz, Johns, Pearlman

11. [2015-007181OTH](#) (S. FERGUSON: (415) 575-9074)
140 MAIDEN LANE – north side of Maiden Lane, Assessor's Block 0309, Lot 019 (District 4) - Consideration to **Initiate Amendment of the Landmark Designation** for the former V. C.

Morris Gift Shop, San Francisco City Landmark No. 72. Amend the landmark designation to include both the interior and exterior character defining features of the building pursuant to Article 10, Section 1004(c) of the Planning Code. The V. C. Morris Gift Shop, both the exterior and interior, is significant for its architecture and as the work of master architect Frank Lloyd Wright. 140 Maiden Lane is located in a C-3-R Downtown Retail zoning district and 80-130-F Height and Bulk district.

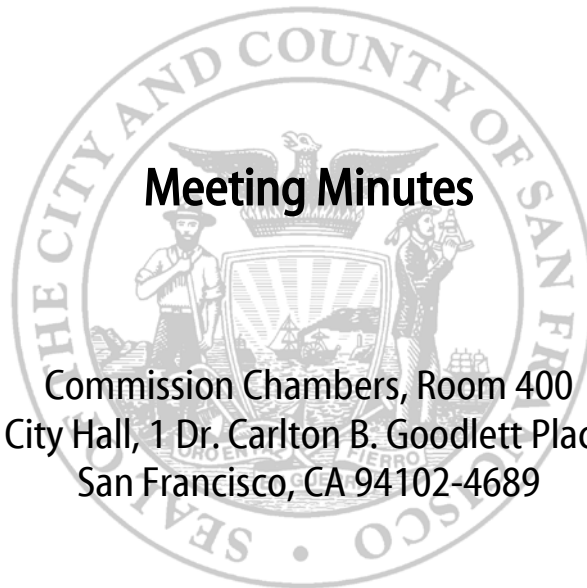
Preliminary Recommendation: Adopt a Resolution to Initiate

SPEAKERS: = Shannon Ferguson – Staff presentation
+ Lee Hepner, Aide to Sup. Peskin – Support
+ Paul Turner – One of Frank Lloyd-Wright's most important works
ACTION: Adopted a Resolution to Initiate
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 761

ADJOURNMENT – 3:05 PM

ADOPTED AS CORRECTED MAY 18, 2016

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 18, 2016

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Pearlman, Hasz, Wolfram

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:33 AM

STAFF IN ATTENDANCE: Shelley Caltagirone, Tim Frye - Preservation Officer, and Jonas 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.

1. [2016-006157COA](#) (N. PERRY: (415) 575-9066)
ART/LIT LIVING INNOVATION ZONE – Living Innovation Zones (LIZ) are temporary installations in San Francisco. The primary goal of the program is to activate public spaces by engaging and delighting the public. They are intended as enhancements to the public realm, encouraging people to connect with each other and their city. The LIZ Program is co-managed by the Planning Department, the Mayor's Office of Civic Innovation and the Arts Commission. Past LIZ projects can be viewed at www.sfliz.com.

The next LIZ will be designed, built and installed by Youth Art Exchange on Fulton Street adjacent to the Asian Art Museum in late July 2016 and remain installed for two years. The

project, which falls within the Civic Center Landmark District, was conceived as a mechanism to test ideas to will help inform the longer-term and more capital intensive public realm improvements that stem from the Civic Center Public Realm Plan which was presented to the HPC on Jan 20th. The installation is a dynamic gallery space, featuring a dragon sculpture, gallery space and interactive elements. It will be sited within the western tree bed on the sidewalks, underneath the trees. This is the second Living Innovation Zone installation to go before the HPC. The first installation was the UN Plaza Living Innovation Zone designed by the Exploratorium, and it was presented at the April 6, 2016 HPC hearing and a Certificate of Appropriateness was approved.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Cassie Hoebredge – Staff presentation
+ Craig Hallow – Project presentation
ACTION: Reviewed and Commented

2. [2014-001204CWP](#) (S. CALTAGIRONE: (415) 558-6625)
VAN NESS BRT PROJECT - Request for **Review and Comment** by the Architectural Review Committee of the Historic Preservation Commission. The Van Ness Avenue BRT is proposed on Van Ness Avenue and extends approximately 2 miles from Mission Street to Lombard Street (Districts, 2, 3, 5, and 6). The portion of the alignment that falls between Golden Gate Avenue and Fell Street is located within the Civic Center Landmark District and is subject to Certificate of Appropriateness (COA) review. The Historic Preservation Commission reviewed the section of the BRT Project that falls within the Civic Center Landmark District at its November 18, 2015 hearing and approved most of the Project components. However, the bus shelter design was excluded from the approval to allow additional time to refine the design. Additionally, a decision on the future treatment of the existing trolley poles was also deferred for further study. At this time, the Project Sponsor is seeking comments on new designs for the bus shelter. The COA hearing will be scheduled at a later date.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Shelly Caltagirone – Staff presentation
+ Constantine Zlatov – MTA presentation
+ Peter Dimaggio – Response to question
ACTION: Reviewed and Commented

ADJOURNMENT – 12:08 PM
ADOPTED JUNE 1, 2016

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 18, 2016

12:30 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Shelley Caltagirone, Pilar LaValley, 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.

None

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Tim Frye, Historic Preservation Officer:

The Director's Report was included in your packets; happy to answer any questions should you have them.

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

Tim Frye, Historic Preservation Officer:

Commissioners, just one item to report back to you or actually two items: One is, Monday, the Budget and Land Use Committee heard the proposed landmark designation for 35-45 Onondaga and forwarded a positive recommendation to the Full Board yesterday, which we believe and then was unanimously approved at that first reading. So there should be one more reading then it'll be on to the Mayor for signature. Second item was to remind you that the Government Audit and Oversight Committee tomorrow is having a hearing regarding the Legacy Business Registry. We've been in contact with the mayor's office, in particular, the Invest in Neighborhoods Program to help them prepare for that hearing. We will not be in attendance, but they do have all the information including the letter that's included in your correspondence folders and was emailed to you regarding the previous hearing. This is the letter that the Commission wanted to send to the Mayor that President Wolfram signed. If you have any questions about that letter as well, happy to answer them at this time, but all that information was forwarded to Supervisor Peskin, who is chair of that committee, the Mayor's Office and the Office of Small Business. That concludes my comments unless you have any questions. Thank you.

President Wolfram:

I guess this maybe an appropriate time to add-on to your comments in that I have asked Commissioner Matsuda to attend the hearing tomorrow and she has gratefully agreed to represent the views of the HPC that we took in that letter and at our last hearing.

C. COMMISSION MATTERS

3. President's Report and Announcements

No reports or announcements.

4. Consideration of Adoption:

- [Draft Minutes for May 4, 2016](#)

SPEAKERS: None

ACTION: Adopted as Corrected

AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman

ABSENT: Hyland

5. Commission Comments & Questions

None

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. 2015-01400PTA (P. LAVALLEY: (415) 575-9084)
1 STOCKTON STREET – northwest corner of Stockton and Ellis Streets; Assessor's Block 0327, Lots 025 (District 3). Request for **Major Permit to Alter** for replacement of the non-historic façades at Stockton and Ellis Streets. The façade will be re-clad in smooth and dimensional terra cotta rain screen, masonry clad piers, and will have new fenestration with aluminum windows and storefront. The proposal also includes installation of internally illuminated wall signs. Constructed in 1973, with substantial alterations to the façade in the early 2000s, the two-story building is a Category V (Unrated) Building within the Kearny-Market-Mason Conservation District, 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 April 20, 2016)
(Proposed Continuance to June 15, 2016)

SPEAKERS: None
ACTION: Continued to June 15, 2016
AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hyland

E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. 2016-003416COA (E. TUFFY: (415) 575-9191)
274 BRANNAN STREET - north side of Brannan Street; Assessor's Block 3774, Lot 073 (District 6). Request for **Certificate of Appropriateness** for infill and alteration of property line windows on the east elevation of the building. In response to adjacent new construction, fire-rated interior partition walls are to be constructed to meet Building Code requirements. One window will be retrofit to receive fire-rated glazing. The historic Hawley Terminal Building at 274 Brannan Street is a six-story reinforced concrete former warehouse. Completed in 1924, the building was originally designed by the engineering firm of Ellison & Russell for M.J. Hawley who owned several public warehouses in the area. The subject property is a contributing building within the South End Landmark District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions

AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hyland
MOTION: 0282

F. REGULAR CALENDAR

8. [2015-015828COA](#) (P. LAVALLEY: (415) 575-9084)
1135 O'FARRELL STREET – south side of block between Starr King Way and Gough Street; Assessor's Block 0720, Lot 028 (District 5). Request for a **Certificate of Appropriateness** for construction of a three-story addition at the north end of the west façade. The addition will house an elevator to provide universal access to all three floors of the church. The addition will be clad to match existing finishes and will be fenestrated with narrow arched window openings. St. Mark's Lutheran Church, designed by architect Henry Geilfuss and dedicated in 1895, is designated as Landmark No. 41 and is located within a RM-4 (Residential, Mixed, High-Density) District and 240-E Height and Bulk District.
Recommendation: Approve with Conditions

SPEAKERS: Pilar LaValley – Staff presentation
+ Gary Schilling – Project presentation
+ Debbie Cooper – Elevator location
ACTION: Approved with Conditions
AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hyland
MOTION: 0283

9. [2008.0586E](#) (S. CALTAGIRONE: (415) 558-6625)
ACADEMY OF ART UNIVERSITY – **Review and Comment** regarding the Draft Existing Sites Technical Memorandum (ESTM), published by the Planning Department on May 4, 2016. The ESTM examines the environmental impacts of past non-permitted work at 34 Academy of Art (AAU) properties and recommends conditions of approval to remedy those impacts. The Historic Resource Appendix of the Draft ESTM specifically addresses impacts of past work to historic resources. The 30-day public comment period for the Draft ESTM document begins May 4, 2016 and extends through June 3, 2016. After the close of the public review period on the ESTM the Planning Department will consider all comments received on the ESTM, incorporate changes as necessary, and finalize the ESTM. The Final ESTM will be used by the Commission for information in all AAU approvals in regards to understanding the environmental impacts of the past unauthorized changes and AAU's ongoing operations. The Draft ESTM, including a detailed project description, is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfcegadocs>.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Shelley Caltagirone – Staff presentation
+ Zane Gresham – Project presentation
ACTION: Reviewed and Commented
AYES: Wolfram, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hyland

ADJOURNMENT – 2:37 PM
ADOPTED JUNE 1, 2016

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, June 1, 2016

12:30 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:34 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Shannon Ferguson, Omar Masry, 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: David Pearle – Potential landmark building

B. DEPARTMENT MATTERS

1. Director's Announcements

None

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

Tim Frye, Preservation Officer:

Good afternoon commissioners, no formal Planning Commission report, but I do have two items to share with you. One is, as you are aware, the Government Oversight, Government Audit and Oversight Committee met after your last hearing to discuss the Legacy Business Registry Program. At that hearing, I believe Commissioner Matsuda was present and she may have some comments regarding the outcome of that meeting. What we've heard is that the committee has asked for an update on the program at its hearing tomorrow as well and we've been in contact with Regina Dick-Endrizzi, from the Office of Small Business, she has now stated to me that she has seven complete applications that she will forward to us on Monday, which is June 6. If she were to transmit those applications, we would have to hear them at your July 6th hearing or, which because it's close to the July 4th holiday, maybe cancelled. It would give her a little more time to transmit those applications if we postpone that a little bit and scheduled that hearing for the July 20th HPC hearing, but that is at your discretion. Maybe something you want to take up today. The second item is just a quick report about the Department's pending budget. As you recall, the Commission, this Commission, added one additional FTE to support the Legacy Business Registry and all of the Department's asks for the preservation programming including the additional FTE have remained in the mayor's budget. So, we will keep you posted as that moves through the Board of Supervisors and discussions there, but it looks like everything is in place for the next fiscal year. That concludes my comments. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

No report or announcements today.

4. Consideration of Adoption:

- [Draft Minutes for ARC May 18, 2016](#)
- [Draft Minutes for HPC May 18, 2016](#)

SPEAKERS: None

ACTION: Adopted

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

5. Commission Comments & Questions

Commissioner Matsuda:

My comments will be brief. I just wanted to report to the Commission that I did attend last week's hearing and all the supervisors who were present were very appreciative of the Commission and are just as anxious to see this program move forward as we are.

Commissioner Pearlman:

Last night I actually got a chance to go by the Doelger Building and if any of you haven't seen it, they did a beautiful job in the restoration and it's just really spectacular; so it's on Judah near Ninth Avenue, so take a look. I'm happy to announce that the first big event at Hibernia Bank was the rally for Hillary Clinton last week. I was there and it was very amazing to be in that room with hundreds and hundreds of people and it felt like it was the 1940s and Harry Truman was going to come up on the stage because of all the flags and banners and everything. Anyway, it was very exciting. Thank you.

President Wolfram:

Great, thank you. Do we have the topic of the meeting on July 6? Should we bring that up now?

Jonas Ionin, Commission Secretary:

This would be the appropriate time.

President Wolfram:

The only item on the agenda is the possibility that we may receive this Legacy Business packet. Though that's not been confirmed, I don't believe there are any other agenda items confirmed for that hearing. Is that true?

Jonas Ionin, Commission Secretary:

The only other item I see on your advance calendar commissioners is the Heritage Conservation Element for your review and comment.

President Wolfram:

That's an informational review and comment?

Jonas Ionin, Commission Secretary:

It's just the beginning of the Historic Preservation Element of the General Plan.

President Wolfram:

So I'm inclined to propose that we cancel the July 6 hearing; take a little holiday. Do we have a consensus here? Do we need to make?

Jonas Ionin, Commission Secretary:

We should officially remove that from your hearing schedule then?

President Wolfram:

Do I need a motion to remove that?

Jonas Ionin, Commission Secretary:

Yes, please.

Commissioner Johns:

I move that we remove it.

Commissioner Pearlman:

Second.

Jonas Ionin, Commission Secretary:

Thank you, commissioners. Then to cancel July 6th hearing on your hearing schedule, so moved commissioners. That motion passes unanimously 7-0.

Commissioner Hyland:

I have a disclosure on agenda item 6, the Ingleside Presbyterian Church. This is the second time it's come before us and last time I became aware during the presentation that Architectural Resources Group, my previous employer and company, had done a report for it. At the time I didn't understand what the extent of that was, but I checked with the City Attorney and it's a pro bono evaluation of the conservation issues around the murals and that contract is done and closed, so there's no need for me to recuse myself. I just want to clarify that.

Hearing Schedule:

SPEAKERS: None

ACTION: Canceled July 6th hearing in recognition of the Fourth of July Holiday

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

D. REGULAR CALENDAR

6. [2015-007219DES](#) (S. PARKS: (415) 575-9101)

1345 OCEAN AVENUE – Assessor's Block 6942, Lot 050 (District 13) - Consideration to Recommend to the Board of Supervisors individual Article 10 Landmark designation pursuant to Section 1004.1 of the Planning Code of the Ingleside Presbyterian Church & Community Center and *The Great Cloud of Witnesses*. Located on the south east corner of Ocean Avenue and Granada Avenue, the building is architecturally significant as the work of San Francisco master architect, Joseph Leonard, who designed the Neoclassical building in 1923. The church is also significant for its interior "collage-mural," and folk artist's environment, entitled *The Great Cloud of Witnesses*. Begun in 1980, the mural is a 35-year work-in-progress, created by church pastor Reverend Roland Gordon, to inspire the community and to highlight the accomplishments of African Americans.

Preliminary Recommendation: Approve

SPEAKERS: = Shannon Ferguson – Staff presentation

+ Pastor Gordon – Support, gratitude

ACTION: Adopted a Recommendation for Approval

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

RESOLUTION: 762

7. [2015-007181OTH](#) (S. FERGUSON: (415) 575-9074)

140 MAIDEN LANE – north side of Maiden Lane, Assessor's Block 0309, Lot 019 (District 4). Consideration to Recommend to the Board of Supervisors amendment of the landmark designation for the former V.C. Morris Gift Shop, San Francisco City Landmark No. 72. Amend the landmark designation to include both the interior and exterior character defining features pursuant to Article 10, Section 1004(c) of the Planning Code. The V. C. Morris Gift Shop, both the exterior and interior, is significant for its architecture and as the work of master architect Frank Lloyd Wright. It is located in a C-3-R Downtown Retail zoning district and 80-130-F Height and Bulk district.

Preliminary Recommendation: Approve

SPEAKERS: = Shannon Ferguson – Staff presentation

+ Sharon Slater – Concerns over landmarking
ACTION: Adopted a Recommendation for Approval as amended to include the oval light fixtures on the ground level and the pneumatic tube on the ground and second levels.
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 763

8. [2014-001711PCA](#) (O. MASRY: (415) 575-9116)
WIRELESS (WTS) FACILITY PLANNING CODE – Adopting a resolution recommending approval of amendments to the planning code text changes to: 1) Define wireless telecommunications services (WTS) facilities; 2) Create distinct WTS facility land use controls; 3) Require a conditional use authorization (cu) for macro WTS facilities in most Article 2, 7 and 8 districts; 4) Regulate micro WTS facilities in all districts; 5) Require that a WTS facility's cu shall expire after ten years; 6) Regulate WTS facilities in certain Mission Bay Districts and P districts; 7) Exempt certain telecommunications equipment accessory uses from height limitations; 8) Allow screening elements for WTS facilities to exceed height limits, consistent with existing height limit exemptions for antennas; 9) Define and regulate temporary WTS facilities; 10) Allow the Historic Preservation Commission to delegate determinations on applications for administrative Certificates of Appropriateness and Minor Permits to Alter to Planning Department staff; 11) Affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the general plan and the eight priority policies of Planning Code Section 101.1; and 12) Make findings under Planning Code Section 302.
Preliminary Recommendation: Approve to Board of Supervisors

SPEAKERS: = Omar Masry – Staff presentation
Edna James – PG&E in backyard
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 764

ADJOURNMENT – 1:27 PM
ADOPTED JUNE 1, 2016

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, June 15, 2016

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Pearlman, Hasz, Hyland

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:30 AM

STAFF IN ATTENDANCE: Rich Sucre, Tim Frye - Preservation Officer, and 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.

1. [2014.1434COAENX](#) (R. SUCRE: (415) 575-9108)
950 TENNESSEE STREET – located on the west side of Tennessee Street between 20th and 22nd Streets, Assessor's Block 4107, Lot 001B (District 10) - **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to demolish the existing two-story, non-contributing industrial building, and construct a new four-story-with-basement, residential building (approximately 98,662 sq ft) with 108 dwelling units and 94 off-street parking spaces. Currently, the project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA). The project site is located within the Dogpatch Landmark District, which is designated in Appendix L of Article 10 of the San Francisco Planning Code, and is also located in the UMU (Urban Mixed-Use) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rich Sucre – Staff presentation
+ (M) Speaker – Design presentation
+ Steve Vettel – Alley discussion

ACTION: Reviewed and Commented

Compatibility of New Construction with Dogpatch Landmark District

The ARC finds that the new construction is largely compatible with the Dogpatch Landmark District with the incorporation of the modifications, as detailed below.

Recommendations on Overall Form & Continuity, Scale & Proportion

The ARC finds the proposed form, massing and proportion, as proposed to be consistent and compatible with the surrounding landmark district. The overall project is organized with two distinct massings and two defined architectural styles, which harken to the district's dominant residential and industrial characteristics. Against the northern edge of the mid-block alley, one of the masses is more "industrial" in character with a sawtooth roof, an upper-story setback along the street edge (on both Minnesota and Tennessee Streets), pre-weathered matte metal panels, and a powder-coated aluminum window system. The other mass is more residential or "rowhouse" in character, and is organized into 25-ft modules defined by a strong vertical fin with off-white and charcoal composite panels.

The ARC disagreed with Department staff recommendation, and does not recommend an additional massing step-down along Tennessee Street. The ARC found the massing, as proposed, to be compatible with the surrounding district.

The ARC does request additional diagrams and documentation to illustrate the relationship between the Project and the surrounding landmark district. Specifically, the diagrams should illustrate the district's relationship to the "rowhouse" portion and the "industrial" portion of the Project.

Recommendations on Fenestration

The ARC concurs with the staff recommendation regarding the fenestration on the "industrial" portion of the Project, since the fenestration successfully draws from the district's typical industrial pattern, albeit at a much larger-scale. The project's fenestration is characterized by a powder-coated aluminum window system. Within the "industrial" portion of the project, the fenestration is designed in a large-scale industrial sash pattern.

The ARC finds the width and scale of the proposed bay windows within the "rowhouse" portion of the Project is over-scaled and is not compatible with the district's dominant bay window typology. Within the "rowhouse" portion of the project, the fenestration is large in scale with few mullions. The ARC did not express a preference for either Option 1 or Option 2, as presented by the Project Sponsor. However, the ARC recognized that the

proposed fenestration needs to express more verticality to better relate to the typical window typology found within the surrounding district.

Recommendations for Materials

The ARC finds the proposed lighter colored (off-white composite) panels on the “rowhouse” portion of the Project to be compatible with the lighter-colored, wood siding found in the surrounding district. The project proposes a material palette consisting of a pre-weather matte metal panel for the “industrial” portion and off-white and charcoal composite panels for the “rowhouse” portion.

Recommendations for Details

The ARC finds the detailing evident on the “industrial” portion of the Project to be compatible with the district’s character-defining features. Currently, on the “industrial” portion, the project features a sawtooth roof and a series of projecting fins on the fourth floor, as well as a glass handrail at the roofline of the setback. On the “rowhouse” portion, the projecting vertical fins assist in defining a roofline.

The ARC did not express a strong preference for or against the proposed glass handrails; however, the ARC did recommend study of an alternative handrail material, which may be more compatible with the surrounding landmark district given the past determinations by the HPC.

The ARC acknowledged a conflict with the proposed vertical fins (on the upper story of the “industrial” portion of the Project) relative to their compatibility with the surrounding landmark district. The ARC agreed that additional texture should be accommodated on the upper story, and recognizes that the proposed fins could be refined to better fit within the surrounding district. The ARC recognized the need for refinement of the fin detail. The ARC recommends study of a range of options, including: removal of the fins; reducing the depth of the fins; bring the frame element on the lower-stories up to the upper story; allowing for an expression of the sawtooth roof; and, exploration of a trellis feature for greater compatibility.

The ARC acknowledged the proposed saw-tooth roof as a strong characteristic that relates to the surrounding landmark district.

AYES: Pearlman, Hyland, Hasz
LETTER: 0062

2. [2012.1410AX](#) (R. SUCRE: (415) 575-9108)
77-85 FEDERAL STREET – located on the east side of Federal Street at 2nd Street, Assessor’s Block 3774, Lot 044 (District 6) - **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to demolish the existing two-story, non-contributing industrial building, and construct a new five-story-with-basement, commercial building (approximately 72,070 sq ft) with 22,266 square feet of retail space (fitness center/gym) and 49,832 square feet of office use. Currently, the project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA). The project site is located within the South End Landmark District, which is designated in Appendix I of Article 10 of the San Francisco Planning Code, and is also located in the MUO (Mixed Use Office) Zoning District and a 65-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rich Sucre – Staff presentation
+ (M) Speaker – Design presentation

ACTION: Reviewed and Commented

Compatibility of New Construction with South End Landmark District

The ARC finds that the new construction is largely compatible with the South End Landmark District with the incorporation of the modifications as detailed below.

Recommendations on Overall Form & Continuity, Scale & Proportion

The ARC concurs with the staff determination that the proposed form, scale and proportion are consistent and compatible with the surrounding landmark district. The proposed project is five stories tall, large in bulk with minimal setbacks, and provides for an appropriate massing and scale relative to the adjacent context and larger landmark district. Along De Boom Street, the project is three-story tall along the street frontage with a setback incorporated for the upper two floors. This massing allows for a strong relationship to the two adjacent buildings, which are two stories in scale. Along Federal Street, the project is two stories tall along the street frontage with a setback incorporated at the third floor and fourth/fifth floor levels. This massing is driven by Planning Code requirements. The ARC finds that a taller building at the street frontage would be appropriate given the district's context and massing; however, Planning Code requirements only allow for the two-story massing at the street face along Federal Street. This massing along Federal Street allows for an appropriate relationship to the neighboring three-story building.

The ARC concurs with the staff recommendation regarding the material expression on the side (secondary) facades. Given the visibility of this façade, the Project should incorporate the primary façade materials along the entire length of the visible side facades. Currently, the brick façade and metal siding terminate partway along the side elevations, and the side elevations express a simpler material palette (stucco or exposed concrete). To allow for a reading of building in the round, as occurs within other buildings in the landmark district, the ARC recommends continuing the primary façade material along the entire length of the visible side facades.

Concurrence on Fenestration

The ARC concurs with the staff recommendation and finds the proposed fenestration to be compatible with the surrounding landmark district. On the three lower floors, the project incorporates an appropriate proportion of deeply recessed industrial sash windows in a regular pattern on both street facades. On the upper floors, the project incorporates a butt-glazed window system with no visible frames or sashes.

If the project uses a brick material palette, the ARC recommended a refinement to the proposed fenestration to incorporate a projecting header, sill or frame to better define the exterior fenestration.

Recommendations for Materials, Color & Texture

The ARC concurs with the staff recommendation, and does not find the proposed metal panels to be compatible with the surrounding landmark district. Currently, the Project includes patterned metal panel across the entire length of the façade on the fourth and fifth floors. Although contemporary, the metal siding is too flat with no texture or visual depth. The Project Sponsor will need to select an alternate exterior material.

The ARC finds the proposed buff-colored brick to be compatible with the surrounding landmark district. Although red brick is a dominant material in the landmark district, the immediate area does not possess many examples of red brick. The project proposes a material palette consisting of a smooth-face, beige brick (first through third floors). The beige brick would be laid in a common bond pattern and would feature soldier course accents at the roofline. The ARC recommended that any proposed exterior brick should have a strong texture and color variation.

The ARC is open to an alternate exterior material palette. The Project Sponsor expressed a desire to eliminate the brick material on the exterior and redesign the façade in concrete or cement plaster. If one of these new materials is used on the exterior, the Project Sponsor should pay special attention to the texture and color of the concrete and/or cement plaster.

Recommendations for Details

The ARC concurs with the staff recommendation and does not find the proposed corten steel base along De Boom Street to be compatible with the district's characteristics. This material seems incongruous with the surrounding district. The Project Sponsor should consider an articulated brick base or colored concrete, which are common features found among the district's contributors. The Project Sponsor will need to select an alternate exterior material for this element.

The ARC concurs with the staff recommendation regarding the addition of a secondary roofline/cap along Federal Street. Given the prevalence of the district's roofline termination, the ARC finds that additional articulation is warranted in this location, since a roofline termination is commonly found along the street facade. The Project Sponsor will need to redesign this façade to add a roofline element or cap.

The ARC has no issues with the current configuration of the entryway along De Boom Street. To improve the entryway, the ARC recommends continued dialogue with Department staff to refine the handrails and landscaping.

AYES: Pearlman, Hyland, Hasz
LETTER: 0063

ADJOURNMENT – 12:40 PM
ADOPTED SEPTEMBER 21, 2016

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, June 15, 2016

12:30 p.m.

Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT HYLAND AT 12:47 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Shannon Ferguson, Omar Masry, 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.

SPEAKERS: Lillian Chow – Historic Resource Evaluation for 60 Russell

B. DEPARTMENT MATTERS**1. [Director's Announcements](#)****Tim Frye, Preservation Officer:**

The Director's Report was included in your packets; happy to answer any questions should you have them.

Commissioner Johns:

On the, I think it was the first item on the director's report, the reorganization of the Code: when you reorganize are there going to be any changes to the Code other than the organizations, any substantive changes?

Tim Frye, Preservation Officer:

To my knowledge, there aren't any substantive changes in the reorg, but if the Commission would desire an informational presentation on this amendment, we're happy to provide one at a future hearing.

Commissioner John:

I would like that.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Officer:**

No formal report from the Planning Commission, but one item to share with you this afternoon is at tomorrow's Planning Commission hearing Director Rahaim will give an overview of Governor Brown's Streamlining Affordable Housing Approval Trailer Bill. This is a bill that does affect our review of historic resources and as such Director Rahaim has scheduled to come before this commission and give the same overview at your July 20th hearing, which will be your next hearing. Just wanted to make you aware that he will present an overview of the Department and the City's review of that bill at that time; as you know there have been multiple versions, though most recent version came out late Friday night so the Department is still reviewing what the impacts or implications of the bill would be on the overall city family but also in particular our review and we'll certainly have more information at a future date. I did pass out at your seats a letter from Mayor Lee to Governor Brown that has been circulating based on a previous version of the bill. Should you have any questions in the meantime, if you would like to forward those to me in advance, I'm be happy to share those with the Director but he'll be at the July 20th hearing for further discussion. That will be an agenda item likely as part of staff report and announcements at the beginning of your calendar.

Commissioner Johnck:

Tim, my question on the Governor's Bill, I received other e-mails from SPUR, etc, about this. What I'm interested in, is there a rush to get this done before the end of the fiscal year? Because end the fiscal year is June 30th, I was curious about the timing or the urgency of this or not, yeah.

Tim Frye, Preservation Officer:

My understanding I've heard a lot of different things and I think that a number of people heard varying things as well but my overall understanding is there is some urgency to get this approved as part of the budget but when the vote will actually occur, I'm not sure, it

could happen before your July 20th hearing, but it may happen after. We'll certainly provide you or forward you more information once we have it.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for June 1, 2016](#)

SPEAKERS: None

ACTION: Adopted

AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

ABSENT: Wolfram

5. Commission Comments & Questions

Commissioner Matsuda:

I have a question. During public comment Ms. Chow presented us with information to possibly be added to the HRER. What's the procedural process for requesting this or doing that?

Tim Frye, Preservation Officer:

We have been in contact with the public speaker and with the supervisors' office about this additional information. I know that Tina Tam, Senior Preservation Planner is working with the preservation planner if this is new information that could be incorporated into the determination. As mentioned the building is still considered significant under the eligible Chinatown National Register District, so this would just be more information we could provide further context during the hearings, but I'll be able to give you a full report on or even a copy of an amended HRER at your next hearing.

Commissioner Matsuda:

I have kind of a follow up question more generally, let's say a building has been designated as a city landmark as the City and County of San Francisco landmark and then 10-20 years from that time new information arises that strengthens the reason for landmarking having the landmark designation; can you still continue to update HRERs or how does that work after? You can, so it's continuous.

Tim Frye, Preservation Officer:

That's a great question commissioner; it's something that certainly came up during your review of the LGBTQ Historic Context Statement. The best example that we usually cite is the Black Cat, which was a well-known lesbian bar within the Jackson Square Northeast Waterfront Landmark District. It's already protected but it's designated because of its architecture and not because of this really important significant use. At any time this commission may direct staff to open up or to amend a designation much like we just did for the Frank Lloyd Wright Building, so we could do that at any time under your direction, but that is definitely information we'll keep on file, just won't be formally recorded in the designating ordinance for that property.

Commissioner Hyland:

I'm just going to remind folks that July 6th is cancelled.

D. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. [2016-000845COA](#) (E. TUFFY 415-575-9191)
230-250 BRANNAN STREET – north side of Brannan Street, Assessor's Block 3774, Lot 025 (District 6). **Certificate of Appropriateness** for the construction of two property line passageways to create internal building connections between the side elevations of the historic H.S. Crocker Building at 230-250 Brannan Street and a newly constructed building at 270 Brannan Street. The area of work is at the 3rd floor on a secondary, non-visible elevation. 72 square feet of historic brick are proposed for removal at the new South Connector and 72 square feet of non-historic building fabric are proposed for removal at the new North Connector. The subject property, constructed in 1907, is a contributory building to the South End Landmark District, which was adopted in 1990. The building is located in a MUO (Mixed Use-Office) zoning district and 65-X Height and Bulk district.
Preliminary Recommendation: Approve

SPEAKERS: None
ACTION: Approved
AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Wolfram
MOTION: 0284

E. REGULAR CALENDAR

7. [2015-014090PTA](#) (P. LAVALLEY: (415) 575-9084)
1 STOCKTON STREET – northwest corner of Stockton and Ellis Streets; Assessor's Block 0327, Lots 025 (District 3). Request for **Major Permit to Alter** for replacement of the non-historic façades at Stockton and Ellis Streets. The façade will be re-clad in smooth and dimensional terra cotta rain screen, masonry clad piers, and will have new fenestration with aluminum windows and storefront. The proposal also includes installation of internally illuminated wall signs. Constructed in 1973, with substantial alterations to the façade in the early 2000s, the two-story building is a Category V (Unrated) Building within the Kearny-Market-Mason Conservation District, 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 April 20, 2016 and May 18, 2016)

SPEAKERS: = Pilar LaValley – Staff presentation
+ Marry Mira
ACTION: Approved with Conditions
AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

ABSENT: Wolfram
MOTION: 0285

8. [2006.1523E](#) (M. BOUDREAUX: (415) 575-9140)
50 1ST STREET/OCEANWIDE – (Assessor Block 3708/Lots 003, 006, 007, 009, 010, 011, 012 and 055) (District 6). Request for **Review and Comment** of the content and location of the interpretative display produced as part of the historical resources mitigation measures as part of the Community Plan Exemption published for the Project. The proposed project includes full demolition of one known historical resource (62 First Street) and partial demolition, and rehabilitation, of one known historical resource (78 First Street), the rehabilitation of an historical resource (88 First Street), the demolition of three non-historic commercial buildings, and the new construction of two towers, measuring a maximum occupied height of 605 feet (Mission Street Tower) and 850 feet (First Street Tower), sharing a four-story basement, for a project containing 265 residential units, a 169 room tourist hotel, approximately 1.08 million gross square feet of office space, and 5,000 square feet of retail space, on eight lots plus vacation of portions of Jessie Street and Elim Alley. On May 5, 2016, the Planning Commission approved the Project, and also affirmed the accuracy and adequacy of the CPE (2006.1523E) authorizing the proposal. The project site is located within Transit Center District and Downtown Plan Areas, and C-3-O (SD) (Downtown Office – Special Development) Zoning District and 550-S and 850-S-2 Height and Bulk Districts. The subject property is located within the RH-DTR (Rincon Hill Downtown Residential) Zoning District and 85/200-R and 85-250-R Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Marcelle Boudreaux – Staff presentation
+ Morgan Flemming – Interpretive display
ACTION: Adopted a Resolution as Amended and with HPC comments incorporated as findings.
AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Wolfram
RESOLUTION: 765

9. (N. PERRY: (415) 575-9066)
ART/LIT LIVING INNOVATION ZONE – Living Innovation Zones (LIZ) are temporary installations in San Francisco. The primary goal of the program is to activate public spaces by engaging and delighting the public. They are intended as enhancements to the public realm, encouraging people to connect with each other and their city. The LIZ Program is co-managed by the Planning Department, the Mayor's Office of Civic Innovation and the Arts Commission. Past LIZ projects can be viewed at www.sfliz.com.

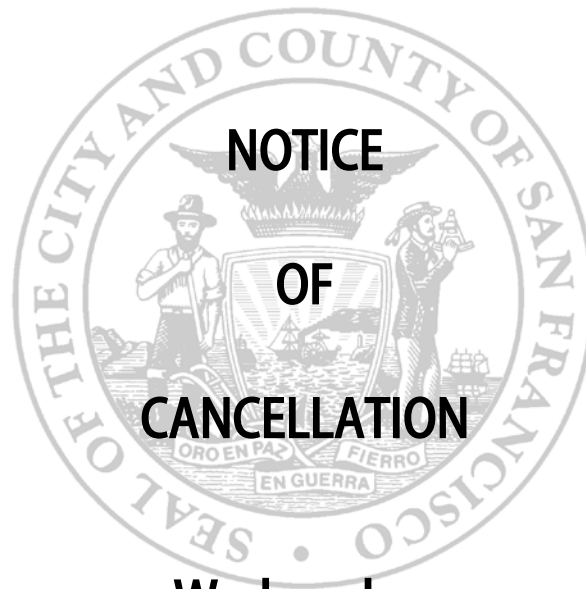
The next LIZ will be designed, built and installed by Youth Art Exchange on Fulton Street adjacent to the Asian Art Museum in late July 2016 and remain installed for two years. The project, which falls within the Civic Center Landmark District, was conceived as a mechanism to test ideas to will help inform the longer-term and more capital intensive public realm improvements that stem from the Civic Center Public Realm Plan which was presented to the HPC on Jan 20th. The installation is a dynamic gallery space, featuring a dragon sculpture, gallery space and interactive elements. It will be sited within the western tree bed on the sidewalks, underneath the trees. This is the second Living Innovation Zone installation to go before the HPC. This project went before the ARC for review on May 18. The first installation was the UN Plaza Living Innovation Zone designed

by the Exploratorium, and it was presented at the April 6, 2016 HPC hearing and a Certificate of Appropriateness was approved.

SPEAKERS: = Cassie Hoeprich – Staff presentation
 + Violina – Art installation
 + Christopher Lan – Art installation
 + Gwyneth – Art installation
 + Isabelle Scanlan – Art installation
ACTION: Continued to July 20th, 2016's Consent Calendar
AYES: Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
ABSENT: Wolfram

ADJOURNMENT – 2:11 PM
ADOPTED AS CORRECTED JULY 20, 2016

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday,
July 6, 2016**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Wednesday, July 6, 2016** San Francisco Historic Preservation Commission Regular Meeting has been cancelled. The next Regular Meeting of the Historic Preservation Commission is scheduled for **Wednesday, July 20, 2016**.

Commissioners:

Andrew Wolfram, President

Aaron Hyland, Vice President

Karl Hasz, 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

Voice recorded Agenda only: (415) 558-6422



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

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, July 20, 2016
1:30 p.m.
Architectural Review Committee
Meeting

COMMISSIONERS PRESENT: Pearlman, Hyland
COMMISSIONER ABSENT: Hasz

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 2:50 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Steven Smith, Elliesh Tuffy, Tim Frye - Preservation Officer, and Christine L. Silva – Acting 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.

1. [2015-000644ENV](#) (C. MCMORRIS: (530) 757-2521/S. SMITH: (415) 558-6373)
BIOSOLIDS DIGESTER FACILITIES – City and County of San Francisco Central Shops at 1800 Jerrold Avenue, San Francisco Public Utilities Commission Southeast Water Pollution Control Plant at 750 Phelps Street, and decommissioned City and County of San Francisco Asphalt Plant at 1801 Jerrold Avenue; Assessor's Block 5262, Lot 009 and Assessor's Block 5281, Lot 001 (District 10) – **Review and Comment** before the Architectural Review Committee on the San Francisco Public Utilities Commission project in advance of publication of the Draft Environmental Impact Report for the project. The project proposes to demolish the Central Shops at 1800 Jerrold Avenue, which includes a two-building historic resource found eligible for listing in the National Register of Historic Places. The

project also proposes to demolish Building 870, which is a contributor to a historic district identified within the Southeast Water Pollution Control Plant. The project would replace outdated solids treatment facilities and involves construction of five anaerobic digesters (49,400 square feet, 65 feet tall, 35 feet below grade), a solids pretreatment facility (34,200 square feet, three stories and basement, 65 feet tall), digestion cooling tower (2,300 square feet, 25 feet tall), water pump station (4,500 square feet, 20 feet tall), operations / maintenance shops (1 to 2 stories, maximum 30 feet tall), and other facilities. The project site is within P (Public), M-2 (Heavy Industrial), and M-1 (Light Industrial) Zoning Districts, the Bayview Hunters Point Planning Area, and 80-E and 65-J Height and Bulk Districts. The proposed project is eligible for funding that would require State Historic Preservation Officer concurrence under Section 106 of the National Historic Preservation Act, and requires San Francisco Port Commission approvals for use of Pier 94 and Pier 96 for construction staging.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Carolyn Chu – Sponsor presentation
+ Chris McMorris – Sponsor presentation

ACTION: Reviewed and Commented

Commissioner Pearlman noted the challenge of assessing the value and preservation of historic buildings in relationship to the value of the city's waste water infrastructure. He expressed the issue that the City needs to remain mindful of spending the public's money relevant to saving historic resources versus improving the sewer system. This is particularly true for buildings that are not open to the public, such as the Central Shops. Pearlman stated that the historic resources potentially affected by BDFP are not like the historical structures seen in other cities' infrastructure, such as Boston's nineteenth century / early twentieth century water structures. He remarked that he did not see a comparable value in preserving the historic resources that may be affected by BDFP in relationship to the City's efforts to improve the waste water infrastructure. As an aside, Pearlman also questioned why the digester tanks are contributors to the historic district. He specified that neither of the proposed preservation alternatives were particularly workable or had much value to the City. Pearlman indicated that he was not sure what specific input he could provide on the Preservation Alternatives, although he understood that there were significant design and engineering issues if the system were to be bifurcated. He also noted the complexity of disassembling the Central Shops for their removal and that such efforts probably do not hold much value for the City. He further noted the relative importance of the project objectives to upgrade the City's sewage infrastructure compared with the profit that a developer could desire in a standard development project.

Commission Hyland found that the SFPUC / Department presentation did not match the information presented in the packet the ARC received. He advised the Department staff to be mindful of this issue when the project comes before the full HPC. Hyland expressed the need for the Preservation Alternatives to be vetted thoroughly and graphically represented. He acknowledged that this project is likely going to lead to the demolition of historic resources and thus significant and unavoidable impacts. He noted

that he, and likely others on the HPC, do not have sufficient technical knowledge of the treatment process to identify other alternatives. Hyland emphasized that the legitimacy of the historic resources process (under the California Environmental Quality Act) is the question at hand, and he noted that there did not appear to be strong community interest in preserving the Central Shops.

The HPC's Department staff liaison, Tim Frye, discussed the process by which this project came before ARC and the exploration of potential Preservation Alternatives that is part of the steps to be taken for preparation of the project's Environmental Impact Report. He also summarized the need for improved graphics to illustrate the preservation alternatives and for the Department / SFPUC to provide layman descriptions that define the impacts.

The Commissioners acknowledged that the project is unlikely to be mitigated to a level that is less than significant for its impact on historic resources, but that the HPC needs more specific information regarding the project and the Preservation Alternatives to understand what the outcome of the impacts will be. While the ARC packet had a lot of information, it was not presented in a manner that made it clear to the Commissioners about the details regarding the Preservation Alternatives. The Commissioners concluded that they did not have any design recommendations that would refine the presented alternatives or would suggest other potential alternatives. The ARC stated that BDFP did not need to return to the ARC, but it would need to go before the full HPC as part of the process for review of the project's Draft Environmental Impact Report.

LETTER: 0064

2. [2016-007523COA](#) (E. TUFFY: (415) 575-9191)
200 LARKIN STREET – located on the east side of Larkin Street between McAllister and Fulton Streets, Assessor's Block 0353, Lot 001 (District 6) - **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to make interior alterations within areas designated as significant, and to construct a new two-story structure (approximately 13,000 sq ft) with a programmed roof deck at the eastern boundary of the lot, fronting onto Hyde Street, as an addition at the rear of the Asian Art Museum. Currently, the project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA). The Asian Art Museum is a contributing resource to the Civic Center Landmark District, which is designated in Appendix J of Article 10 of the San Francisco Planning Code. The site is located in the P (Public) Zoning District and an 80-X Height and Bulk District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Eiliesh Tuffy – Staff presentation
+ Carolyn Kiernat – Project sponsor presentation
+ Tim Shay – Project sponsor presentation
+ Joan Chu – Project sponsor presentation
ACTION: Reviewed and Commented

1. Design approach. The Commissioners did not feel the proposed design exhibited compatibility with the character defining features of the Civic Center Landmark District or the Urban Design Guidelines, therefore expressed opposition to the preliminary design approach. The consensus was that, while staff's analysis strove to convey the team's vision of the design's compatibility with the district, the team's narrative could not be supported by the Committee. As part of this discussion, there was a comment that the Civic Center District could be argued as perhaps the most historical context in the city. While the Commission voiced an openness to Modernism, the level of abstraction of the metal screen based on a traditional woven basket in the museum's collection was not found to be a strong enough reference to supersede the need for compatibility with the public-facing Beaux Arts architecture of the district. The concept of a substantially designed corner was raised several times throughout the meeting, with Commissioners expressing a desire to see a 3-story building at the McAllister corner. A taller addition in general was thought to be a successful continuation of the existing building form along Hyde Street, however the goal of meeting the immediate gallery space needs was recognized as a limiting factor. The project design, as currently proposed, was determined to be nonconforming with Secretary of the Interior's Standard #9. Greater relationship to the character-defining Beaux Arts architecture of the district was sought in a subsequent redesign of the addition, with the "New Library" raised as a successful infill project for its time – although lacking an active ground floor. The Commissioners requested that the team return to the A.R.C. once a revised design had been further explored.

2. Scale and Proportion. The Commissioners acknowledged that the current project was limited in scope and budget to a one-story exhibition hall. However, comments were made that a taller addition to match the height of the existing building, or taking a phased approach to the design in anticipation of future expansion could be a long-term planning tactic for the organization. The possibility of shifting the loading dock to a mid-block location, and even bridging the new structure over the loading dock, in order to reorient new massing towards the McAllister Street corner was touched upon. There was considerable discussion about the need for a designed corner, perhaps 3-stories in height, to harken to the design of other buildings in the district. It was asked whether the elevator could be moved to the opposite side of the loading dock, with a request to have that study completed by the team. The out-curving design of the corner was observed to be the opposite of the in-set curved corners found in the district. In general, the lack of a discernable base-middle-top and greater tie-in with strong horizontal lines of the existing building was noted.

3. Fenestration. The use of the perforated screen as an exterior cladding materials, while incorporating apertures in its design, has not found to have enough of a relationship to the treatment of facades throughout the district. The 1987 façade analysis of buildings in the district provides data for the various components of the Beaux Arts style exteriors, including

percentages of fenestration found at the base, middle, and top. The Commissioners commented that those data points should be studied in the redesign of the addition's exterior cladding. The proposed ground floor vitrines were viewed favorably as a potential tool for enhancing the pedestrian experience at the ground floor. The addition of fenestration to the elevator tower was suggested as one potential means of better incorporating that structure into the existing pattern of fenestration at that height on the existing building.

4. **Materials.** The durability and maintenance of an architectural metal screen was raised as a concern. It was clarified that the 15-18" offset from the backing wall would allow a system of that design to be cleaned as needed. The comment was made that, should it be molded and finished in a manner that closely resembles the gray granite found throughout the district, a cement cladding material could be considered based on its visual compatibility. The Commissioners indicated that they would prefer to see a more granite-like material. The materiality of the proposed elevator tower, if it cannot be shifted in its location or minimized in its visibility, was discussed. The desire of the Commissioners was to explore how it could be better incorporated into the overall exterior design.

5. **Color.** There was a sense that the champagne tone of the cladding and roof canopy was not in keeping with the tonality of façade materials and finishes, and would have to be revisited in order to be compatible. The example of the green framing on the Gae Aulenti additions was raised, which the Commissioners felt was perhaps a bit too bright, but could be argued to relate to the copper patina found on the Beaux Arts buildings.

LETTER:

0065

ADJOURNMENT – 4:15 PM

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, July 20, 2016
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Stephanie Cisneros, Rich Sucre, Aaron Starr, Tim Frye – Historic Preservation Officer, Christine L. Silva – Acting 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.

SPEAKERS: Steve Arevalo – Filipino American
Historical landmark
106 South Park
Bernadette Sy – South Park properties

Gran Oriente Filipino
Masonic Temple

B. DEPARTMENT MATTERS

1. Director's Announcements

Tim Frye, Preservation Officer:

The director's report is included in your packets; happy to answer questions at this time. Actually, I'm not seeing any. Well the director is luckily in the audience and can answer any questions you may have for him.

2. [Streamlining Affordable Housing Proposals](#) – Proposed Government Code Section 65913.3

SPEAKERS: John Rahaim – Government proposal
AnMarie Rogers – Legislation presentation
Kate Conner – Projects under legislation

ACTION: None – Informational

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

Tim Frye, Preservation Officer:

Several item to share with you since our last hearing in June; first I wanted to welcome members from our Summer Internship Program that are in the audience today. The intern program is a 12 week program that started June 6 and ends August 26 of this summer. There are 31 interns in total this year which is the largest number we've had in any given year. They are all paid internships. The high school interns do not work full time, but all other interns do. There were over 500 applicants this summer, so it was quite a heroine feat just to go through all the applications but these really are the stars of that group and are working on a variety of projects many that affect – directly affect or contribute to this commission's work. In particular, I just wanted to point out we have a couple historic context statements that are under way; one for Diamond Heights and the other one for Excelsior Neighborhood. There is a landmark designation report for the Sunset area identified as part of the Sunset Survey that this commission adopted a couple years ago. We're also conducting an inventory of murals within the Mission Neighborhood in order to provide more oversight and protection for those murals and in concert with the communities' watchful eye over some of those more significant murals. We have an intern working or evaluating CEQA impacts to historic districts which is often challenging thing for us to get our heads around and the cumulative impact that may result from multiple demolitions or alterations within a large historic district. Finally, we have an intern working on some amendments to your landmark designation work plan; in particular we've asked the intern to look at all the previously adopted context statements and surveys related to sites of Civil Rights and Social and Cultural Heritage, compile those properties and sites for you and we'll be bringing those to you in August for consideration as part of your work program and in support of your priorities under your own work program. Again like I said, the internship is a 12 week program; each intern is assigned a planner or mentor that supervises their work; they have weekly discussions, site visits, and special presentations by a variety member of staffs that highlight the work in what we do on a day to day basis. The final week of the program the interns are going to present their final work products and like I said you will likely see many of those work products very shortly. I also want to

take this time to tell the interns how much we appreciate their work this summer. They are doing all a fantastic job and we look forward to working – continue working with them this summer but hopefully in the future. Thank you.

President Wolfram:

Thank you and welcome. Welcome to our commission hearing.

Tim Frye, Preservation Officer:

Sorry. As you could see I have a lot to say. I also wanted to happily welcome Desiree Smith to the Planning Department. Desiree is in the audience today and as you knew Desiree from her former life with San Francisco Heritage's Deputy Director, she worked on a variety of preservation projects and was here on a monthly basis speaking on advocacy initiatives and educational programs offered by Heritage and her project range from historic context statements, landmark designations, organizing summer youth programs and legislation. She's co-chair of the Latinos and Heritage Conservation, a national organization dedicated to promoting historic preservation in Latino communities. She received her Bachelors in Sociology in Women's Studies from University of Georgia and she has a Masters in Planning from University of Arizona. You will likely see her on a regular basis here and she is backfilling Susan Parks' former position; as you know, Susan was promoted after Jonathan Lammers left and she works on the survey team in designation. Two more things: at the July 7th Planning Commission hearing, the Planning Commission approved a project at 651 Geary Street; this is infill construction within the uptown Tenderloin National Register District. Members of the commission were not completely happy with the design and felt that there were some improvements that could be made, especially with advice from the Architectural Review Committee. So, one of the conditions of approval is that the ARC provides some design guidance on the final product and continues working with staff. So I just wanted to make you aware the commission has add you as a condition of approval and we will be scheduling that ARC hearing probably in August for you to consider.

Commissioner Pearlman:

So, that is as a policy decision the commission is adding ARC like as they have projects--I think it is a great idea, I love it.

Tim Frye, Preservation Officer:

I don't expect it will happen very often but this is one where they felt that the ARC could provide meaningful guidance on the design.

Commissioner Pearlman:

Yes, it's one of the issue that, you know, we face all the time when we have a national district that isn't a local district so we don't have any jurisdiction over that; so it's nice to see that kind of linkage so that we do at least see projects and perhaps can help influence the design.

Tim Frye, Preservation Officer:

Absolutely, and then finally, the commission asked for report on 60 Russell Street. This, at the June 15th hearing, this in response to public comment where a member of the public cited the 60 Russell Street was the residence of Dr. Edmund Dixon Jung and asked us to report back to you on whether or not that information could be incorporated in the historic resource evaluation. A couple of things, one is the item has been continued at the Planning

Commission so the Planning Commission hasn't scheduled a vote on the project, but we did provide you a cover memo and sort of e-mail background in working with historic preservation consultant on updating the information and what was found was that it appears Dr. Jung's parents lived at 60 Russell Street but he in fact lived at 42 Russell. In doing more research and looking at the criteria for significant persons it is more likely that UCSF or Dr. Jung's residences or the VA hospital where he practiced may be better associated with him if he is in fact a significant person that we didn't take it to that next level, but in short, the determination is 60 Russell on its own doesn't have a close association with him because only his parents lived there and he did not reside on that property. So that information is included in your packets and I'm happy to give you an update on the commission's final vote once they take up that item on their regularly scheduled hearing. So, with that, I have no other comments. Thank you.

Commissioner Pearlman:

Thank you. Um, Tim, I was wondering if you can comment on the two speakers earlier about 106 South Park. Is that something that has already been submitted and is being processed because they of course requesting the department to do something. This is one of those cases where the neighborhood group has come forward so I don't know if you had interaction with them specifically, so we know what's happening.

Tim Frye, Preservation Officer:

We have been working with the community members that spoke on behalf of the designation at this time as part of the Filipino Cultural Heritage District that is currently in process or the strategy is currently in process. The properties were identified as part of the Central SOMA Area Plan Survey which you adopted. They are included on our draft working documents as part of the plan to pursue landmark designation. If this commission felt strongly that we should prioritize that or bring it sooner rather than later, we are happy to do so. I believe we do have enough information to provide you for a hearing at a fairly short timeframe but I guess the short answer is it's on our radar; we're working with them but you know it's at this commission's discretion how you like us to proceed. Otherwise those recommendations for designations will come with the whole area plan package which likely won't be until toward the ends of this year, beginning of next.

Commissioner Pearlman:

Was this something that came up? I mean the second speaker alluded to a sale and some concerns about that which that always seems to spark some urgency around these things

Tim Frye, Preservation Officer:

Absolutely.

Commissioner Pearlman:

That is where it is likely coming from?

Tim Frye, Preservation Officer:

Certainly, but again if the commission wanted to schedule a hearing at a future date we would certainly prepare materials for you in that timeframe.

C. COMMISSION MATTERS

4. President's Report and Announcements

None

5. Consideration of Adoption:

- [Draft Minutes for ARC April 6, 2016](#)
- [Draft Minutes for HPC June 15, 2016](#)

SPEAKERS: None

ACTION: Adopted as corrected for both minutes

6. Commission Comments & Questions

Commissioner Johns:

A couple weeks ago with the assistance of Mr. Frye, I gave a presentation to I think it was 62 people at the Presidio Golf and Concordia Club on the Historic Preservation Commission. I used a basis for that, an outline, that was used to introduce interns to the commission. The reason I point this out is, to get 62 people on a Wednesday night to hear somebody talk about Historic Preservation Commission was I thought not only astonishing, but quite gratifying. The questions were really, really good and showed a level of interest which I had not appreciated without there in the community. There may be other opportunities for people to do this or maybe this sort of thing could provide us with an opportunity to talk to a group of people who would not normally come to one of our neighborhood meetings or open houses, so I just mention that.

Commissioner Hyland:

Yes, I have a few disclosures. I was contacted by e-mail on two separate projects; one on 165 O'Farrell that's the one with the windows that were replaced and then the 151 Liberty, which was another project we had heard and then I had met with the project consultants for the project applicant for the Asian Art Museum that we're hearing in the ARC after this.

D. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

7. [2016-006157COA](#) (N. PERRY: (415) 575-9167)
ART/LIT LIVING INNOVATION ZONE – Fulton Street at Larkin Street, Assessor's Block 0353 / Lot 001, project is sited in the public ROW (District #6) - **Request for Certificate of Appropriateness** to install the Art/Lit Living Innovation Zone (LIZ), a temporary (2-year) installation designed, built and installed by Youth Art Exchange on Fulton Street adjacent to the Asian Art Museum in late July 2016 and remain installed for two years, sited within the western tree bed on the Fulton Street sidewalk, underneath the trees. The installation is a dynamic gallery space, featuring a dragon-like sculpture, gallery wall and interactive elements. This project went before the Architectural Review Committee on May 18th and was presented before the full Commission on June 15th. The project is located within the Civic Center Landmark District.

(Continued from regular hearing on June 15, 2016)*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
MOTION: 0286

E. REGULAR CALENDAR

- 8a. [2016-008460LBR](#) (S. CISNEROS: (415) 575-9186)
401 HAIGHT STREET – south side of Haight Street at Webster Street. Assessor's Block 0859, Lot 001 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1977 by Stephen Perry, Two Jack's Nik's Place Seafood is a restaurant serving the Western Addition neighborhood. 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 a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Stephanie Cisneros – Staff presentation
+ Ellie Simmons – Sponsor presentation
+ Richard Kurylo – Sponsor presentation
+ Justin Lowenthal – Sponsor presentation
+ Jim Garrison – Sponsor presentation
+ Karen Lipney – Sponsor presentation
+ Ross Warren – Sponsor presentation
+ Anthony Verrkamp – National Trust
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 766

- 8b. [2016-008456LBR](#) (S. CISNEROS: (415) 575-9186)
401 CLEMENT STREET – south side of Clement Street at 5th Avenue. Assessor's Block 1437, Lot 001 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1982 by Jesse and Roberta Fink, Toy Boat Dessert Café is a restaurant and dessert café serving the Inner Richmond District neighborhood. 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 a NCD (Inner Clement Street Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval

AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 767

- 8c. [2016-008471LBR](#) (S. CISNEROS: (415) 575-9186)
12 WILLIAMS PLACE – east side of Columbus Avenue at the end of Williams Place. Assessor's Block 0162, Lot 024. Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1968 by Elly and Richard "Specs" Simmons, Specs' Twelve Adler Museum Café is a bar and museum serving the North Beach neighborhood. 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 a NCD (Broadway Neighborhood Commercial) Zoning District and a 65-A-1 Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 768

- 8d. [2016-008450LBR](#) (S. CISNEROS: (415) 575-9186)
2981 24TH STREET – south side of 24th Street between Harrison Street and Alabama Street. Assessor's Block 4270, Lot 034 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1977 by Susan Cervantes, Precita Eyes is a non-profit community arts organization serving the Mission District and Bernal Heights neighborhoods. 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 a NCT (24th-Mission Neighborhood Commercial Transit) Zoning District and a 45-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 769

- 8e. [2016-008440LBR](#) (S. CISNEROS: (415) 575-9186)
7000 GEARY BOULEVARD – north side of Geary Boulevard at 34th Avenue. Assessor's Block 1466, Lot 016 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1974 by Tom Hawker, Ross Warren, and Frank Condroy, Pacific Café is a seafood restaurant serving the Outer Richmond neighborhood. 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 a MC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 770

- 8f. [2016-008432LBR](#) (S. CISNEROS: (415) 575-9186)
1354 HARRISON STREET – north side of Harrison Street between 9th Street and 10th Street. Assessor's Block 3519, Lot 013 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1989 by Rick Redewell, Lone Star Saloon is a bar serving the South of Market neighborhood. 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 a WMUG (WSOMA, Mixed-Use-General) Zoning District and a 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 771

- 8g. [2016-008429LBR](#) (S. CISNEROS: (415) 575-9186)
228 BAYSHORE BOULEVARD – west side of Bayshore Boulevard. Assessor's Block 5533, Lot 048 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1954, Gilman's Kitchens and Baths is a retail store offering kitchen and bathroom appliances as well as remodeling services and serves the Bayview neighborhood. 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 a PDR-2 (PDR Production, Distribution, and Repair) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 772

- 8h. [2016-008509LBR](#) (S. CISNEROS: (415) 575-9186)
601 VAN NESS AVENUE – west side of Van Ness Avenue between Turk Street and Golden Gate Avenue. Assessor's Block 0762, Lot 026 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1976, Community Boards is one of the oldest, longest-running public conflict resolution centers in the United States. Locally, Community Boards serves the Downtown/Civic Center neighborhood. 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 a RC-4 (Residential-Commercial, High Density) Zoning District and a 130-V Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 773

- 8i. [2016-008567LBR](#) (S. CISNEROS: (415) 575-9186)
1544 GRANT AVENUE – east side of Grant Avenue between Filbert Street and Union Street. Assessor's Block 0104, Lot 083 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1948 by Peter Macchiarini, Macchiarini Creative Design and Metalworks is the oldest ongoing metal arts and jewelry design house and production studio in the United States and continues to serve the North Beach neighborhood. 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 a NCD (North Beach Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman
RESOLUTION: 774

9. 2013.1168 & 2015-001314PRJ (R. SUCRE: 415-575-9108)
PIER 70 CRANE COVE PARK & 20TH STREET HISTORIC CORE PROJECT - located on the east side of Illinois Street at 20th Street, Assessor's Block 4111, Lots 001, 003 & 004 & Seawall Lot 349 and Assessor's Block 4046 Lots 001 & 002 (District 10). **Informational Presentation & Update** regarding two proposed projects at Pier 70: Crane Cove Park (Case No. 2015-001314PRJ) and the 20th Street Historic Core (Case No. 2013.1168). The Crane Cove Park Project would construct a new shoreline public park. The 20th Street Historic Core Project would rehabilitate ten historic buildings (Buildings 101, 102, 104, 113, 114, 115, 116, 122, 123 and 14). The project site is owned by the Port of San Francisco, and is listed in the National Register of Historic Places as the Union Iron Works Historic District. The project site is located within the M-2 (Heavy Manufacturing) Zoning District with a 40-X & 65-X Height and Bulk Limit.
Preliminary Recommendation: None – Informational Presentation

SPEAKERS: = Rich Sucre – Staff presentation
+ David _____ - Sponsor presentation
ACTION: None - Informational

10. [2014-001965PCA](#) (A. STARR: (415) 558-6362)

ARTICLE 7: PHASE 2 OF THE PLANNING CODE REORGANIZATION – An informational presentation on a proposed Ordinance that would amend the Planning Code to reorganize Article 7 and to update, correct, clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; requiring Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; prohibiting Kennels in the North Beach Neighborhood Commercial District.

Preliminary Recommendation: None – Informational Presentation

SPEAKERS: = Aaron Starr – Staff presentation

ACTION: None – Informational

ADJOURNMENT – 2:39 PM

ADOPTED AUGUST 17, 2016

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, August 3, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:41 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Stephanie Cisneros, 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.

None

B. DEPARTMENT MATTERS**1. [Director's Announcements](#)****John Rahaim, Director of Planning:**

Good afternoon commissioners just wanted to call to your attention to the latest Housing, Quarterly Housing Pipeline Report that's in the director's report. You'll see it covers the goals the RENA period, the regional housing needs allocation periods from 2015 to 2020; 2) you'll see that the numbers of entitled units of course as a whole are quite high, for that period, given we're only one year into that period. But also, of the number of units we've entitled, 30% of those are low and moderate income; so that's, I think, moving in the right direction, if you will, in terms of our goals to increasing the city's supplies of lower moderate income housing. We do this report every quarter for the RENA goals and the state requirements as well as the requests of the Board of Supervisors and the Mayor to keep them very regularly updated on these activities; so just wanted to call that to your attention. Thank you.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Officer:**

No formal report regarding any of the cases under the review under the Planning Commission's review but I did want to mention to you, last week, I attended the National Alliance of Preservation Commission's Forum in Mobile, Alabama; about 600 attendees, many local commissions, CLGs, State Historic Preservation Officers, the Park Service and the Trust all attended. It was a really great conference and the big takeaway for me was that everybody was interested in our efforts to recognize social and culture heritage and particularly legacy businesses and the media surrounding our efforts have gotten a lot of attention nationwide and so I was pulled aside a number of times from people wanting to know how is it working and what have we've been doing thus far, successes and refinement. So, we will likely be presenting more information on those stories either at the CPF Conference next year or perhaps the National Alliance of Preservation Commission's forum in 2018 in Des Moines, Iowa but I wanted to let you know that your efforts are being recognized and people are really excited about what San Francisco is doing in sort of leading the charge on this important initiative. That concludes my report.

C. COMMISSION MATTERS**3. President's Report and Announcements**

None

4. Consideration of Adoption:

- [Draft Minutes for HPC July 20, 2016](#)

SPEAKERS: None

ACTION: Continued to August 17th, 2016

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

ABSENT: Hasz

5. Commission Comments & Questions

Commissioner Johns:

Now we're about to have our second group of legacy businesses that come before us, I understand from Mr. Frye that the Small Business Commission is about to take this up for the first time. So what I'd like to do is maybe in another month or 2 or 3, whenever we think that we've gotten enough experience with these things, I think it would be a good idea for us to get staff's comments and for us to see where we are on these; whether we're developing appropriate standards and whether or not this is the best way for these to be handled. Maybe we should explore a consent calendar or something else, I don't know, I just want to make sure that in light of particularly of the attention we're getting that we evaluate things as we go along. If we could do that I'd really appreciate it.

President Wolfram:

Good idea.

Hearing Schedule:

SPEAKERS: None
ACTION: Canceled September 7, 2016 Hearing
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz

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. [2015-004228DES](#) (S. FERGUSON: (415) 575-9074)
235 VALENCIA STREET – consideration of a Motion to **amend the findings** of the Inner Mission North Survey, adopted June 1, 2011, to change the California Historical Resource Status Code (CHRS) of 235 Valencia Street, Lot 019B in Assessor's Block 3532 based on new information provided to the Historic Preservation Commission at its regular meeting of April 6, 2016 for its early association with important motorcycling figure Loren "Hap" Jones and motorcycling culture in San Francisco and the Bay Area. The subject property is located within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: The Commission may change the existing status code or maintain the existing status code of "6L," ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning.
Note: on March 2, 2016, after hearing and closing public comment; the Commission continued this matter to April 6, 2016 by a vote of +6 -0 (Commissioner Hasz absent).
On April 6, 2016, the Commission adopted a motion of intent to not initiate, but change the status code under CEQA, and continued the item to May 4, 2016 by a vote of +6 -1 (Commissioner Pearlman against).
On May 4, 2016, after hearing and closing public comment; the Commission continued this matter to August 3, 2016 by a vote of +4 -3 (Commissioner Hasz, Johns and Pearlman against).
(Proposed Continuance to October 19, 2016)

SPEAKERS: None
ACTION: Continued to October 19, 2016
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz

E. REGULAR CALENDAR

7. [2016-000189COA](#) (E. TUFFY: (415) 575-9191)
1500 MCALLISTER STREET – north side of McAllister Street, Assessor's Block 1155, Lot 005 (District 5) – **Certificate of Appropriateness** for the creation of an additional dwelling unit on the ground floor of an existing, 9-dwelling-unit building - The subject property is located at the intersection of McAllister and Scott streets, on the northwest corner. The scope of work is limited to the ground floor and includes: restoring previously-blocked window openings; enlarging 1 existing window and creating 1 new window opening facing McAllister Street; and enlarging 2 ground floor door openings on the Scott Street elevation. New windows and doors will match the architectural style and detailing of the building and surrounding landmark district. Constructed in 1904, the subject property is a contributory building to the Alamo Square Landmark District, which was established in 1984. The building is located in a RM-1 (Residential - Mixed, Low Density) Zoning District and 40-X Height and Bulk district.
Preliminary Recommendation: Approve

SPEAKERS: = Tim Frye – Staff report
+ Jeremy Harris – Project presentation
= Sylvia Johnson – inaudible
ACTION: Approved
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
MOTION: 0287

- 8a. [2016-008969LBR](#) (S. CISNEROS: (415) 575-9186)
3166 BUCHANAN STREET – east side of Buchanan Street at Greenwich Street. Assessor's Block 0518, Lot 028 (District 2) - Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1980, Brazen Head is a restaurant serving the Cow Hollow neighborhood. 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 a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Stephanie Cisneros – Staff report
+ Eddie Savino – Brazen Head
+ Brenda Story – Mission Health Center
+ David Cowen – Roxie Theater
+ Justine – SF Party
+ Michael Gharib – Twin Peaks Auto
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman

ABSENT: Hasz
RESOLUTION: 775

- 8b. [2016-008970LBR](#) (S. CISNEROS: (415) 575-9186)
2575 MISSION STREET - east side of Mission Street between 21st Street and 22nd Street. Assessor's Block 3615, Lot 020 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1951, Doc's Clock is a bar serving the Mission District neighborhood. 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 a NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 65-B Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 776

- 8c. [2016-009048LBR](#) (S. CISNEROS: (415) 575-9186)
147 TENTH STREET – east side of Tenth Street between Mission Street and Howard Street. Assessor's Block 3509, Lot 015A (District 6) - Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1980, Image Conscious is a publisher and distributor of fine art posters serving the South of Market neighborhood. 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 a RCD (Regional Commercial) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 777

- 8d. [2016-009049LBR](#) (S. CISNEROS: (415) 575-9186)
240 SHOTWELL STREET – west side of Shotwell Street between 16th Street and 17th Street. Assessor's Block 3571, Lot 014 (District 9) - Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1967, Mission Neighborhood Health Center is a non-profit organization providing medical care to low income and uninsured residents. 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 a PDR-1-G (Production,

Distribution & Repair – 1 – General) Zoning District and 50-X and 58-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 778

- 8e. [2016-008570LBR](#) (S. CISNEROS: (415) 575-9186)
4049 18TH STREET – south side of 18th Street at Hartford Street. Assessor's Block 3583, Lot 080 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1977, Moby Dick is a bar serving the Castro/Upper Market neighborhood. 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 a NCD (Castro Street Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 779

- 8f. [2016-009050LBR](#) (S. CISNEROS: (415) 575-9186)
PIER 23, EMBARCADERO – east side of The Embarcadero. Assessor's Block 9900, Lot 023 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1986, Pier 23 Café is a restaurant serving the North Beach neighborhood. 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 a M-1 (Light Industrial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 780

- 8g. [2016-008571LBR](#) (S. CISNEROS: (415) 575-9186)
3117 16TH STREET – south side of 16th Street between Valencia Street and Albion Street. Assessor's Block 3568, Lot 067 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application.

Established in 1934, The Roxie Theater is a movie theater serving the Mission District neighborhood. 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 a NCT (Valencia Street Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 781

- 8h. [2016-008572LBR](#) (S. CISNEROS: (415) 575-9186)
552A NOE STREET – west side of Noe Street between 18th Street and 19th Street. Assessor's Block 3583, Lot 011 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1967, Ruby's Clay Studio is a non-profit arts center serving the Castro neighborhood. 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 a RH-3 (Residential, House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 782

- 8i. [2016-008576LBR](#) (S. CISNEROS: (415) 575-9186)
939 POST STREET – south side of Post Street between Larkin Street and Hyde Street. Assessor's Block 0302, Lot 025 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1901, SF Party is a retail novelty business serving the Downtown/Civic Center neighborhood. 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 a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz

RESOLUTION: 783

- 8j. [2016-009051LBR](#) (S. CISNEROS: (415) 575-9186)
598 PORTOLA DRIVE – north side of Portola Drive at Woodside Avenue. Assessor's Block 2842, Lot 007 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1985, Twin Peaks Auto Care is one of the last independently owned gas stations serving the Twin Peaks neighborhood. 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 a P (Public) Zoning District and 40-X, OS, 80-D Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 784

ADJOURNMENT – 1:27 PM
ADOPTED AUGUST 17, 2016

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, August 17, 2016

1:30 p.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Pearlman, Hyland, Hasz

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 2:17 PM

STAFF IN ATTENDANCE: Marcelle Boudreaux, Eiliesh Tuffy, Tim Frye - Preservation Officer, and 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.

1. [2015-000878PTA](#) (M. BOUDREAUX: (415) 575-9140)
300 GRANT STREET – northeast corner of Grant Avenue and Sutter Streets; Lots 013 and 014 in Assessor's Block 0287 – **Review and Comment** before the Architectural Review Committee on the proposal to demolish two Category V – Unrated buildings within Kearny-Market-Mason-Sutter Conservation District, and construct one new six-story, 83-foot tall retail and office building. The project site is within the C-3-R (Downtown Retail) Zoning District, the Downtown Plan Area, and the 80-130-F Height and Bulk Districts. The proposed project would require Downtown Project Authorization, Conditional Use Authorization, Office Allocation, and Variance from the Planning Code.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Marcelle Boudreaux – Staff report
+ David De La Santos – Design presentation
ACTION: Review and Comment

1. Massing and Composition.

- **Vertical Composition:** The Commissioners recognized the base and shaft delineation of the vertical composition, and the defined bay modules. All three Commissioners felt that the termination of the building was incomplete and needed additional design study to incorporate a definitive cap; they referenced the prominence of strong, projecting cornices in the historic district. There was discussion about the enhancement of the sunshade awning at the sixth floor, if it is to remain in the revised version, as it appears wafer-thin and too timid.
- **Harlan Place Elevation:** All three Commissioners were generally supportive of the design intent of the north elevation on Harlan Place (alley). As part of the discussion, the Commissioners recommended continuing the exterior ceramic scrim around to clad the first bay (westernmost bay) of the north elevation. In addition, it was recommended that the sixth floor, which stops in the middle of the center bay, continue west to complete the center bay. The Commissioners recommended removing the metal panel/ frieze element at the sixth floor as this broke the planar and otherwise well-executed façade.

2. Scale. The ARC opened the review with a statement that the corner property could hold more height, and asked the Sponsor to investigate a project that maximized the allowable height through Planning Code, as well as investigate a project that included a housing option. In relation to the current proposal, the Commissioners agreed the sixth floor, with minimal setback of five feet, should either be further setback to not be visible from the street or be brought forward to the streetwall, becoming a full sixth floor of the project.

3. Materials and Colors.

- **Ceramic Scrim:** The Commissioners generally agreed on the design approach on the south and west elevations, highly defined by an exterior screen composed of horizontal ceramic tubes attached to vertical metal piers. The design of the ceramic scrim was noted to represent metal security screens and felt incompatible with the historic district, however, it was also felt that a well-designed scrim felt like a compatible approach due to the balance with verticality of piers. Overall, the use of a ceramic scrim was generally compatible and further design approaches by the Commissioners included the inclusion of the scrim.
- **Metal Panel:** The Commissioners generally agreed that the metal paneling at the storefront level was adding a darkness to the project and additionally felt it was an added on feature. They suggested that the panels at the storefront be removed.

- Color: While the proposed color palette did reference colors found in the historic district, the Commissioners stated that the earth tones need to be lighter in order to be compatible.
- They noted that a materials sample would be key to assess the final design options for color and materials. This would include colors, finishes and textures of all proposed materials.

4. Detailing and Ornamentation.

- Retail Entry: The Commissioners agreed that the proposed retail entry was weakly defined and needed to be strengthened. It was noted that the stone portal read like additional columns and recommended defining the corner with a retail entry in each bay, thus adding an additional entry in the southernmost bay of the west façade.
- Sign Armature: The Commissioners agreed that the proposed sinuous sign armature read as a tacked on element. Although the actual signage is not reviewed at this stage, the Commissioners noted that the signage rendered was in excess of requirements. The general direction for the sign armature was that it be focused at the retail entries, and situated between the proposed piers, which were suggested to be focused at the main corner at Grant Avenue and Sutter Street - south façade (westernmost bay) and west façade (southernmost bay), respectively.
- Storefront. The spacing of storefront glazing around the ovoid columns was noted as a maintenance issue and it was recommended that the gap between the column and glazing be removed.
- Avoid Columns at Corner. The Commissioners agreed that the details of the building corner specifically at Sutter Street and Grant Avenue, as expressed through the ovoid columns, were unresolved. Specifically, the overlapping corner ovals, which create a visual corner, was incompatible with the historic district full of buildings that generally do not emphasize corner details. In addition, the column's vertical terminus with the boxed cap felt incomplete.
- Ceramic Scrim. A suggestion was made to open up the transparency of the ceramic scrim through increasing the spacing of the tubes, and to continue the scrim up in place of the metal frieze.

2. [2014.0482CVAR](#) (M. BOUDREAUX: (415) 575-9140)
651 GEARY STREET – south side of Geary Street between Leavenworth and Jones; Lot 020 in Assessor's Block 0318 – **Review and Comment** before the Architectural Review Committee on design recommendations for new construction on a vacant lot within the Uptown Tenderloin National Register Historic District. The project proposes a new 13-story, 130-foot tall building that would include approximately 52 residential units, ground floor retail, and vehicle and bicycle parking in a three level basement. The project site is within the RC-4 (Residential-Commercial, High Density) Zoning District, North of Market Residential Special Use District Subarea No. 1, and the 80-T-130-T Height and Bulk Districts.

On July 7, 2016, the Planning Commission approved the Conditional Use Authorization request with a Condition of Approval requiring design consultation with the Architectural Review Committee of the HPC. In addition, at the hearing the Zoning Administrator noted intent to grant a dwelling unit exposure Variance from the Planning Code.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Marcelle Boudreaux – Staff report
+ Frank Fung – Project presentation
ACTION: Review and Comment

1. **Bay Window Projections.**

- Retention of Angled Bay Window: The Commissioners recommended reducing the overall horizontal dimension of the bay windows, specifically by offsetting the bay 3 feet from the side building wall. It was recommended that the fenestration pattern on the bay window read as a punched window into a solid wall (not read as a wall of glazing). The window system should further be recessed from the face of the wall, and a two-sash window frame system was recommended to be introduced.
- Modern Bay Window option: The Commissioners also suggested exploring a boxy, rectilinear bay window design as a contemporary expression. For a modern bay approach, the Commissioners noted that all sides should be proposed with glazing.

2. **Cladding.** The Commissioners noted that the design details should minimize the visibility of horizontality.

3. **Design Details.**

- Projecting Cornice: The Commissioners generally agreed that a cornice that projected from the face of the building could adequately cap the building at the streetface.
- Base/Storefront Level: The Commissioners noted that the base (ground floor) level should include more solidity. A design detail recommended by the Commissioners included the incorporation of a more traditional storefront design with bulkhead, transom, and large panes of storefront glazing.

3. [2016-007806COA](#) (E. TUFFY: (415) 575-9191)
GOLDEN TRIANGLE LIGHT STANDARDS – located curbside on various public right-of-ways generally bounded by Mason, Sutter and Market streets (District 3) - **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to replace the existing cast iron cladding and light globes on approximately 189 historic light fixtures with cast fiberglass replacement fixtures, created from molds of the original design. The light standards are leased by the city to the Pacific Gas and Electric Company, who operate and maintain the fixtures as public utilities. Originally installed in 1918, the ornamental metal fixtures lined the streets of the historic downtown shopping district surrounding Union Square. The Golden Triangle Light Standards are designated as city Landmark #233 under Article 10 of the San Francisco Planning Code. The sites are located in the downtown

commercial C-3-G (Downtown - General) and C-3-R (Downtown-Retail) Zoning Districts and an 80-130-F Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: None

ACTION: Continued to September 21, 2016

AYES: Pearlman, Hyland, Hasz

ADJOURNMENT – 3:40 PM

ADOPTED NOVEMBER 2, 2016

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, August 17, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: Susan Parks, Tim Frye – Historic Preservation Officer, Jonas 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:

The director will not be joining us this afternoon however, if you have any questions I'll be happy to answer them or forward them on to the director.

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

Tim Frye, Preservation Officer:

Commissioners, just a few things to check in with you: 1) is the Great Cloud of Witnesses and 140 Maiden Lane were introduced at the Board of Supervisors a couple weeks ago. They're now resting for 30 days but we anticipate they'll be scheduled at the Land Use Committee after the Board returns from their break. Also, you may have seen, I believe it was yesterday, perhaps Monday, a New York Times article regarding LGBTQ history in San Francisco, it was in the travel section; if you haven't seen it we'd be happy to forward a copy. It was largely based on an interview that Donna Graves gave to a reporter at the New York Times and it was substantially based off of this commission's work, the department's work, and Shane Watson and Donna Grave's work on the context statement. It's a great piece and it also involves the National Park Service. Finally, wanted to mention to you that department staff held a Rousseau Boulevard's neighborhood tour on Saturday, this is for the Mary Brown Memorial Landmark Designation for the Rousseau Boulevard Track; about 40 people were in attendance so it was well attended. Again, as our experience during the survey, there were a number of home owners that invited us into their homes to see murals and other components of the original buildings that they have lovingly restored or maintained over time and there is a lot of interest in the designation so we will be offering another tour later on in the process, but we're currently working with them on other outreach activities and preparing the landmark designation report which you will see likely in the early fall. That concludes my comments unless you have any questions. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for HPC July 20, 2016](#)
- [Draft Minutes for HPC August 3, 2016](#)

SPEAKERS: None

ACTION: Adopted both minutes

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

5. Commission Comments & Questions

Commissioner Hyland:

I just wanted to bring to the attention to the full commission that one agenda item for our ARC hearing this afternoon is a referral from the Planning Commission on project on Geary

Street. So this is something that's outside of Article 10 and 11 reviews, but it is a significant new building and they thought it would be good for our commission to offer some advice on that so. It's 651 Geary.

D. REGULAR CALENDAR

6. [2015-007810TH](#) (S. PARKS: (415) 575-9101)
LANDMARK DESIGNATION WORK PROGRAM – Discussion of the HPC's **Landmark Designation Work Program, prioritization and status of pipeline projects.**

- a. **Reprioritization of current work program** items and consideration to add additional items to the work program, including those properties previously suggested by the HPC, those identified by Staff, and those identified in previous survey efforts, such as the Modern Context Statement, Central SoMa Survey findings, and other evaluations.
- b. **Civil Rights History Project:** (Case No. 2016-008192SRV) The HPC may choose to add additional properties to its work program that have been identified as part of the San Francisco Civil Rights History Project, which explores the theme of civil rights advancement in San Francisco. Based on the city's draft and recently adopted cultural heritage historic context statements, the project creates an evaluative framework to determine the significance of these types of properties, and their potential as historic resources, or for listing on the National Register or as City Landmarks. The project was funded through a National Park Service Underrepresented Communities Grant and will be presented by summer intern, Hannah Fong.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Susan Parks – Staff report
= Hannah Fong – Under-represented communities research findings
= Lynn Newhouse Segal – Street lamps of Van Ness
= Bernadette Siam – Phillipina Masonic Temple
= Mike Buhler – Phillipina Cultural District
= Steve Arugalo – 106 South Park, eviction

ACTION: Reviewed and Commented

7. (N. KWIATKOWSKA: (415) 575-9185)
MISSION MURALS INVENTORY PROJECT – **Informational Presentation** by Planning Department Intern Lyndy Seacrest regarding the Mission Murals Inventory project which included creating a historical context, inventory, and map of the existing murals in the Mission District to serve as an internal tool for Planning Department staff in identifying properties which may require further preservation review. These efforts were coordinated with San Francisco Architectural Heritage and Precita Eyes.

Preliminary Recommendation: None – Informational Presentation

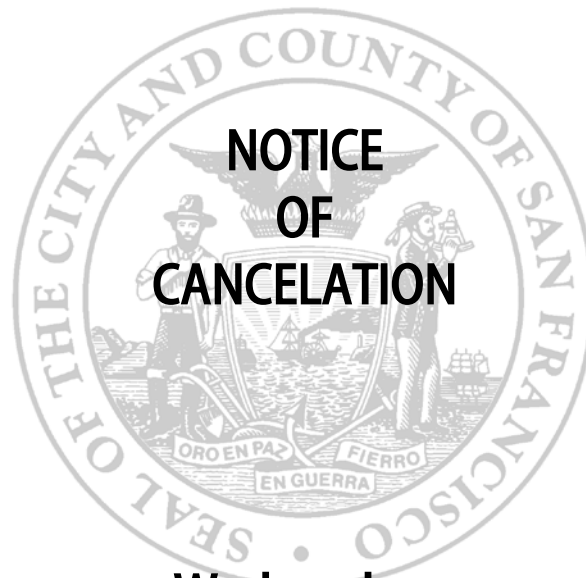
SPEAKERS: = Lindy Seacrest – Staff report

ACTION: Reviewed and Commented

ADJOURNMENT – 2:07 PM

ADOPTED SEPTEMBER 21, 2016

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday,
September 7, 2016**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Wednesday, September 7, 2016** San Francisco Historic Preservation Commission Regular Meeting has been canceled. The next Regular Meeting of the Historic Preservation Commission is scheduled for **Wednesday, September 21, 2016**.

Commissioners:

Andrew Wolfram, President

Aaron Hyland, Vice President

Karl Hasz, 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

Voice recorded Agenda only: (415) 558-6422



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

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, September 21, 2016
1:30 p.m.
Architectural Review Committee
Meeting

COMMISSIONERS PRESENT: Wolfram, Pearlman, Hyland
COMMISSIONER ABSENT: Hasz

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 1:33 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Elliesh Tuffy, Tim Frye – Historic Preservation Officer, Jonas 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

1. [2016-007806COA](#) (E. TUFFY: (415) 575-9191)
THE GOLDEN TRIANGLE LIGHT STANDARDS – located curbside on various public right-of-ways generally bounded by Mason, Sutter and Market streets (District 3) - **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to replace the existing cast iron cladding and light globes on approximately 189 historic light fixtures with cast fiberglass replacement fixtures, created from molds of the original design. The light standards are leased by the city to the Pacific Gas and Electric Company, who operate and maintain the fixtures as public utilities. Originally installed in 1918, the ornamental metal fixtures lined the streets of the historic downtown shopping district surrounding Union Square. The Golden Triangle Light Standards are designated as city

Landmark #233 under Article 10 of the San Francisco Planning Code. The sites are located in the downtown commercial C-3-G (Downtown - General) and C-3-R (Downtown-Retail) Zoning Districts and an 80-130-F Height and Bulk District.

(Continued from ARC Meeting of August 17, 2016)

Preliminary Recommendation: Review and Comment

SPEAKERS: = Eiliesh Tuffy – Staff report
= Mike Buhler – Concern for fiberglass
+ Candace Vrhillo – Quality of fiberglass
+ Randy Kassad – Repair process

ACTION: Reviewed and Commented

Recommendation:

- *The proposed project would result in a 100% loss the existing cast iron cladding, which is the predominant character-defining feature of the designated landmark. A project resulting in the complete loss of original historic fabric would call into question the validity of the Article 10 Landmark Designation.*

The Committee agreed with the department's recommendation that approving wholesale replacement would remove all historic fabric protected under the language of the ordinance.

Recommendation:

- *While fiberglass has the advantage of good molding ability to replicate decorative ornament and takes paint well, the visibility of the expansion joints if they would introduce visual breaks in the cladding material is a detail of concern. The bases of the fixtures appear to be most prone to damage from collision, which raises concerns about fiberglass as a substitute material that is fragile to impact. The existing cast iron cladding appears to be in sound condition, with rust occurring primarily at unpainted surfaces where cladding sections adjoin with one another.*

The Committee agreed with the department, commenting that the cast iron has held up considerably well over the past century that the fixtures have been installed and exposed to wear from both natural and man-made causes. Initially, members of the Committee commented that since the bases appear to be subject to the most direct impact from vehicle strikes, perhaps selective replacement in that location could be considered. However, in the month that the fiberglass mock-up had been installed, the fiberglass base had already been struck resulting in a visible gouge in the material and the base displaced requiring a work crew to do patch repair and base realignment. This requirement for repair 30-days after installation called into question the durability and maintenance requirements for fiberglass as opposed to the high durability of the 100-year old cast iron.

Recommendation:

- *Because cast iron and glass are materials still readily available and that manufacturers are capable of replicating the historic light standard from molds of the original, the Department recommends that historic fabric be retained and repaired. Cast iron cladding that is beyond repair should first be replaced using historic cast iron pieces currently available at the sponsor's storage yard. Once historic pieces have been exhausted, new cast iron should be installed to match the old in design, color, texture, and other visual qualities. Should cast iron, or the craftsmen to create replacements, no longer exist then a substitute materials should be considered.*

The Committee agreed with the department that it did not appear to be the case that cast iron was unavailable to make repairs in-kind, as specified in the *Secretary of the Interiors Standards*.

Recommendation:

- *As part of PG&E's ongoing maintenance plans for the light standards, regularly scheduled inspections of the interior steel support poles and water infiltration should be conducted. Fixtures found to be in danger of structural failure should be repaired through the installation of new, sound interior steel that is protected from corrosion without altering the appearance of the historic cast iron cladding.*

The Committee agreed with the department that the root causes of the structural failure, based on photos provided by the sponsor showing advanced deterioration of the fixtures' internal steel poles, appear to be rust and corrosion unaddressed due to deferred maintenance. The Committee noted that, by adding weep holes at the base of the fixture, pooled water could be directed away from the base of the internal support pole.

Recommendation:

- *As examples of existing historic fabric from the period of significance of the surrounding Art. 11 Conservation District, it is recommended that the historic cast iron cladding be retained to maintain as much of the historic character of the district as is feasible.*

While the Committee agreed that 100% replacement of all existing historic cast iron with new fiberglass was not a proposal they could support as meeting the *Secretary of the Interior's Standards for Rehabilitation*, they suggested that the sponsor might wish to create a partial-fiberglass mock-up fixture for the Committee's review. The bulk of the weight supported by the internal steel pole is focused on the upper lanterns and connecting horizontal cross-bar. Because of this, the topmost elements of the light fixtures may be eligible for selective replacement using a substitute material, if found to be beyond repair. The Committee noted that at nearly 20-feet above grade, replacement materials at the highest points on the light fixture

was comparable to past Historic Preservation Commission approvals of substitute materials on building cornices at higher elevations.

The Committee raised several points of concern regarding the fiberglass substitute materials, such as deterioration, difficulty of repair, and long-term weathering. The Committee discussed advancements in the material technology with the contractors. While the Committee acknowledged and welcomed these advancements as a positive trend in the field, its members still expressed concerns over how the material might perform over time. Two examples that were discussed included the base of the full-fiberglass mock-up fixture that had been struck and displaced, and showed a visible scar and discoloration of the material, with frayed fibers exposed as a result of the impact, and the cornices where substitute materials had been approved but had experienced a distinct color-shift after long-term UV sunlight exposure.

Because of the relative newness of substitute materials, as opposed to cast iron which has performed well for over 100 years, the general consensus was to have the sponsor explore a more limited use of the material in a subsequent single-fixture mock-up that could be installed as a pilot program to monitor its performance, along with the 100% fiberglass fixture already installed. The Committee recommended at this time that all other fixtures should be repaired rather than replaced.

LETTER: 0068

2. [2015-016326COA](#) (E. TUFFY: (415) 575-9191)
TEATRO ZINZANNI – located on the east side of Davis Street, between Broadway and the Embarcadero (District 3) - **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to construct a new 4-story hotel with an attached theater venue and adjacent publically-accessible open space on vacant land current used for surface parking. New construction on the site is subject to the requirements of Article 10, to ensure compatibility with the Northeast Waterfront Landmark District. The subject property is located in the C-2 (Community Business) Zoning Districts, a 40-X Height and Bulk District, and is part of the Waterfront Special Use District No. 3. The site consists of two Seawall lots also under the jurisdiction of the San Francisco Port.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Eiliesh Tuffy – Staff report
+ Jay Wallace – Project presentation
+ Mark Horbuger – Design presentation
+ Nancy Goldenberg – Support
+ Lee Radner – Support
+ Bill Hannon – Support
+ Norm Langill – Support
+ Flicka McGerren – Support
+ Stan Hayes – THD Concerns
+ Ricky Tedanni – Port Manager
ACTION: Reviewed and Commented

1. Overall Form & Continuity, Scale & Proportion

Hotel Building

Recommendation:

The continuity of the façade and overall sense of large bulk is disrupted by the introduction of full-height glazed setbacks. As proposed, the glazed vertical breaks in the façade do not reference character-defining fenestration in the district such as industrial steel sash windows. Also, the only instance of a contemporary glass bridge connector is over Icehouse Alley, where one was approved in 1992 as a cross-alley link between two separate buildings. Therefore full-height, glazed portions of the façade would be most compatible in applications such as a possible connector between the hotel and theater building, or here it would aid in the creation of pedestrian-level visual connections to the Embarcadero.

ARC Comments:

The Committee was not opposed to the proposed use of setbacks to break up the building massing. The use of full-height setbacks that introduce window glazing to break up the brick building's horizontal massing was discussed. The Committee commented that, while the breaks were viewed as quite nice, the materiality of those breaks could also be explored in different materials – with the brickwork of the project architect's UCLA campus building provided as an example.

Overall the scale and proportion of the hotel was favorably received by the Committee. The curved form of the Broadway elevation was discussed, with Committee members questioning whether this condition exists on buildings situated on similar lots along the Embarcadero. The project team said a similar curved lot line occurs on Green Street, but to a lesser extent. If the street itself curves it seemed appropriate for a building wall to follow that line.

Theater Building

Recommendation:

The sponsor's submittal includes an alternate design for a glass roof on the theater building (see the "Alternate Studies" section, pages 43-49). A glass roof would further differentiate the theater as new construction, however it could result in greater levels of rooftop illumination than that of the copper-shingle roof proposal.

ARC Comments:

The Committee members spoke in favor of the sponsor's Alternate Study for a glass tent enclosure, rather than the option using a brick cladding. Stating that there are no existing theater buildings in the district to draw precedent from, introducing a round glass structure for the tent enclosure was thought to be a very exciting new architectural form along the Embarcadero, particularly as viewed at night.

Overall the scale and proportion of the sponsor's preferred design for the round theater form was favorably received. The location of the theater

footprint was generally accepted however the theater's back-of-house areas located adjacent to the northern park space were felt to be problematic in their placement and overall solid form. It was noted that, while the renderings suggest a high level of transparency at the Davis-Broadway intersection which was desirable, the floor plans did not seem to reflect the same intent and should be corrected. The design option that encompassed all back-of-house areas in a larger, oval-shaped outer building envelope was thought to increase the overall scale of the theater structure too greatly, such that it was no longer perceived as wholly compatible. A comment was made that the circular form felt more unique and more formal.

2. Fenestration.

Recommendation:

While large openings are common on the ground floor of historic warehouses and industrial buildings, they typically have lintels that are either flat or slightly arched. Arches that spring from grade level, and recessed arcades are not characteristic of the district. The design of the ground floor fenestration should eliminate the full-height arches, incorporate a compatible lower bulkhead design and remove any exterior arcades from the floor plan to adhere to Section 7(b)1 of the designating ordinance. Window sashes, if drawing from the industrial-style fenestration in the district, should have muntin patterns and operating mechanisms compatible with historic industrial doors and windows found in the district.

ARC Comments:

The Committee agreed with the department's recommendation that the uncharacteristic arch forms be removed from the design. The full-height arches with a spring point at grade along Broadway were thought to be unsuccessful in their compatibility with typical arched openings in the landmark district, which have flatted or truncated arches approximately 5-6 feet up on the building wall. The idea of extending the arch form vertically to create a double-height arch was proposed as a potential design option to create a similarly grand effect, as seen across the Embarcadero on the Pier 9 bulkhead building.

Recommendation:

The design of the ground floor exterior cladding and fenestration, except at areas where building entrances occur, should allow for a continuous lower bulkhead next to the curb. In select ground floor bays, operable ground floor windows may be considered if designed in a manner compatible with historic loading and shipping bays characteristic of the district.

ARC Comments:

The Committee did not feel an integral brick or stucco bulkhead was necessary along the entirety of the ground floor. In lieu of a solid lower storefront bulkhead, the incorporation of concrete or masonry planters where operable storefronts are proposed was discussed as a way to maintain a visual base at the ground floor without building a high bulkhead impenetrable in appearance along the Embarcadero elevation.

Overall the use of a metal window system referencing the industrial sash of historic warehouses in the district was viewed as a compatible approach in the new construction proposal. Emphasis was placed on compatibility of the fenestration versus exact replication. The use of operable steel windows along the Embarcadero elevation, to create a connection between the building's active ground floor restaurant and lounge spaces with the adjacent public realm was seen as a positive urban design feature to draw foot traffic to the west side of the Embarcadero. On the northern, park-facing elevation the use of glazing at the two opposing back-of-house staircases was noted to have the potential to create through-views at those corners of the park-facing public stage doors. The proportion of those bookended glazed sections could also be increased in width without losing the ability to have park-facing stage doors.

3. Materials, Color & Texture

Recommendation:

While brick was favorably received for its compatibility as a material, the proposed blonde brick has only one precedent in the district, on a smaller mid-block building at 55 Union Street. Because of its rarity in the district, blonde brick was not viewed as the most compatible choice for a large new construction project. In keeping with the character-defining features outlined in the designation ordinance, the Department determined that red brick is a more compatible material color for the exterior cladding. Additional texture should be incorporated into the design, drawing from character-defining features such as pilasters, quoins, belt coursing and masonry cornice details to bring the new construction into further compatibility with historic brick buildings in the district.

ARC Comments:

Materials

The Committee agreed with the department that, based on the proposed project design and the overall character of the landmark district, the predominant building material needed to be brick. The northern section of the project however, where the theater will be housed, was preferred to be predominantly glass to set it apart as a contemporary design element and maintain a high level of transparency.

Color

Red brick was stated as the most compatible color choice for the hotel cladding material, as it is the predominant tone of character-defining historic brick warehouse buildings found throughout the district. A buff brick was felt to invoke a later, mid-20th century architectural style, which is outside the district's period of significance. Also, the use of a more traditional red brick was thought to act as a good balance for some of the more contemporary details of the design.

Texture

The Committee members appreciated the introduction of texture through recesses in the brick coursing and suggested this could be increased in the

use of this technique or select introduction of contrasting material in the façade detailing.

4. Details.

Rooftop

Recommendation:

Rooftop appurtenances on historic buildings in the district are characterized by regularly spaced industrial skylights. Section 7(b)3 states, "In renovation or new construction, these particular design features should be retained or incorporated." The project should not introduce new visible rooftop features into the district, but rather should minimize rooftop structures to what is required for safe roof deck egress. Setbacks from street-facing building walls, the relationship of the finished roof height to the parapet, and massing forms in keeping with industrial skylight shapes should also be studied to ensure minimal visibility and design compatibility of any required rooftop structures.

ARC Review and Comments:

The Committee commented that the design appeared to do a good job at minimizing the rooftop appurtenances. The need to mimic industrial rooftop forms, such as sawtooth skylights, was not stressed as being necessary for compatibility. Green roof surfaces were highly encouraged.

Cornice

Recommendation:

The highly visible metal safety railing was determined to be an incompatible design treatment and material for a rooftop parapet in the district. Brick and stucco, the two major building materials identified in the ordinance, were used for parapet walls and cornices, as a continuation of the exterior building cladding. The proposed rooftop parapet should be either brick or stucco, consistent with the final exterior wall cladding material, and should be finished in a form and profile that relates to historic cornices in the district such as an outward-projecting profile with corbel or dentil detailing.

ARC Review and Comments:

The metal cornice, as proposed, was viewed as a successful contemporary interpretation for the termination of the façade. It was felt to differentiate the new building while also being compatible with simple cornices found in the district.

Ground Floor Arches & Arcade Entrance

Recommendation:

Particular attention should be paid to the detailing of the façade where building entrances are located. The incorporation of ornament and texture may be used to help identify the entrance portals in the overall building design, and draw from character-defining features of the district.

Recommendation:

The design proposes a recessed, 3-bay arcade on the Broadway elevation and a recessed ground floor corner at Broadway & The Embarcadero, in conflict with Section 7(b)1 of the designating ordinance. The Department

recommends removal of the nonconforming Broadway arcade in favor of a primary building entrance more in keeping with those found on contributing buildings in the district. Often primary building entrances are identified through more ornate treatment of the cladding material at the entrance surround. The building corner at Broadway and The Embarcadero has a high level of public visibility due to its proximity to a wide intersection. Historic buildings in the district have strong building corners that solidly meet the ground. The proposed recess at the base of the building corner should be removed, as it creates an arcade condition in conflict with Section 7(b)(1) of the ordinance and is out of character with the district.

ARC Review and Comment:

The Committee agreed with the department's recommendation that the recessed, 3-bay arcade designed for the Broadway hotel entrance was in conflict with Section 7(b)1 of the designating ordinance and should be removed.

The full-height arches with a spring point at grade along Broadway were thought to be unsuccessful in their compatibility with typical arched openings in the landmark district, which have flatted or truncated arches approximately 5-6 feet up on the building wall. The idea of extending the arch form vertically to create a double-height arch was proposed as a potential design option to create a similarly grand effect, as seen across the Embarcadero on the Pier 9 bulkhead building.

1010 Battery Street was noted as an existing non-conformity that should not be used as a precedent for new construction. The ticket window area, to the right of the central hotel entrance doors, was discussed as an area needing further design consideration. A comment was made that a solid wall would likely be needed in that location, as opposed to the recess created by the proposed arcade. Rather than a three-arch ground floor design, exploration of a more generous central entrance bay – in width and/or height – that perhaps recesses further into the building was proposed as a possible alternate design study.

The Committee did not feel that the use of operable storefront windows along the Embarcadero created a non-conforming arcade condition. Also, the ratio of solid-to-void at the southeast corner of the hotel's ground floor was felt to be a compatible corner treatment.

Connections: Hotel to Theater

The connection between the hotel and theater was said to feel "unresolved", and a general desire to pull the two structures apart somehow was voiced by Committee members. The use of glass as a primary cladding material for the northern theater building and supporting back-of-house areas was strongly preferred.

Awnings

Recommendation:

In order to provide some level of protection from sun and weather, an awning of compatible material and design located at the primary hotel entrance bay and not extending beyond the width of the rough opening could be considered. In addition to meeting the design standards for historic resources, awnings must adhere to the limitations set forth in the Northeast Waterfront Special Sign District (Planning Code Section 608.15), which regulates attachment to the building and the depth of projection.

ARC Review and Comments:

The Committee agreed with the department's recommendation that any proposed exterior cover provided at the hotel and theater entrances shall be restrained in size and shall meet the design standards for new awnings in historic districts. A continuous marquee spanning the length of three bays along Broadway was determined not to have precedent in the Northeast Waterfront Landmark District and the introduction of such a feature viewed as incompatible.

Signage

Recommendation:

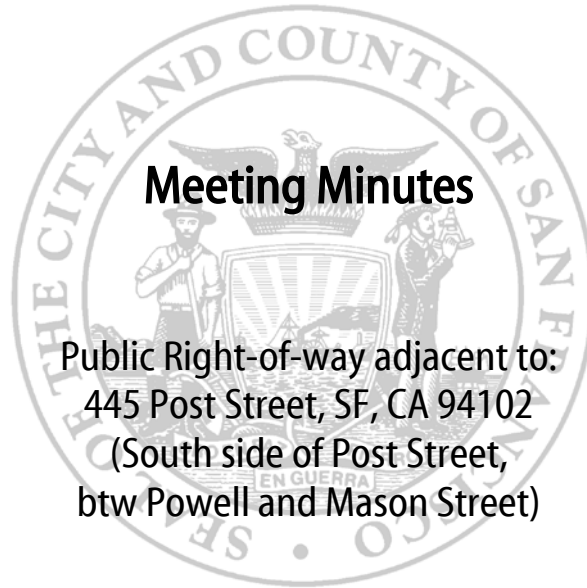
Staff recommends the development of a sign program that will be submitted and reviewed separately.

The Committee did not address signage as part of their initial design review.

LETTER: 0069

ADJOURNMENT – 3:49 PM
ADOPTED DECEMBER 7, 2017

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

Public Right-of-way adjacent to:
445 Post Street, SF, CA 94102
(South side of Post Street,
btw Powell and Mason Street)

Wednesday, September 21, 2016
11:00 a.m.
Architectural Review Committee
Site Visit

COMMISSIONERS PRESENT: Wolfram, Pearlman, Hyland
COMMISSIONER ABSENT: Hasz

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER HYLAND AT 11:12 AM

STAFF IN ATTENDANCE: Eiliesh Tuffy, Tim Frye – Historic Preservation Officer, Jonas 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

1. 2016-007806COA (E. TUFFY: (415) 575-9191)
THE GOLDEN TRIANGLE LIGHT STANDARDS – located curbside on various public right-of-ways generally bounded by Mason, Sutter and Market streets (District 3) - **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to replace the existing cast iron cladding and light globes on approximately 189 historic light fixtures with cast fiberglass replacement fixtures, created from molds of the original design. The light standards are leased by the city to the Pacific Gas and Electric Company, who operate and maintain the fixtures as public utilities. Originally installed in 1918, the ornamental metal fixtures lined the streets of the historic downtown shopping district

surrounding Union Square. The Golden Triangle Light Standards are designated as city Landmark #233 under Article 10 of the San Francisco Planning Code. The sites are located in the downtown commercial C-3-G (Downtown - General) and C-3-R (Downtown-Retail) Zoning Districts and an 80-130-F Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKER: None
ACTION: Reviewed and Commented

Recommendation:

- *The proposed project would result in a 100% loss the existing cast iron cladding, which is the predominant character-defining feature of the designated landmark. A project resulting in the complete loss of original historic fabric would call into question the validity of the Article 10 Landmark Designation.*

The Committee agreed with the department's recommendation that approving wholesale replacement would remove all historic fabric protected under the language of the ordinance.

Recommendation:

- *While fiberglass has the advantage of good molding ability to replicate decorative ornament and takes paint well, the visibility of the expansion joints if they would introduce visual breaks in the cladding material is a detail of concern. The bases of the fixtures appear to be most prone to damage from collision, which raises concerns about fiberglass as a substitute material that is fragile to impact. The existing cast iron cladding appears to be in sound condition, with rust occurring primarily at unpainted surfaces where cladding sections adjoin with one another.*

The Committee agreed with the department, commenting that the cast iron has held up considerably well over the past century that the fixtures have been installed and exposed to wear from both natural and man-made causes. Initially, members of the Committee commented that since the bases appear to be subject to the most direct impact from vehicle strikes, perhaps selective replacement in that location could be considered. However, in the month that the fiberglass mock-up had been installed, the fiberglass base had already been struck resulting in a visible gouge in the material and the base displaced requiring a work crew to do patch repair and base realignment. This requirement for repair 30-days after installation called into question the durability and maintenance requirements for fiberglass as opposed to the high durability of the 100-year old cast iron.

Recommendation:

- *Because cast iron and glass are materials still readily available and that manufacturers are capable of replicating the historic light standard from molds of the original, the Department recommends that historic fabric be retained and repaired. Cast iron cladding that is beyond repair should*

first be replaced using historic cast iron pieces currently available at the sponsor's storage yard. Once historic pieces have been exhausted, new cast iron should be installed to match the old in design, color, texture, and other visual qualities. Should cast iron, or the craftsmen to create replacements, no longer exist then a substitute materials should be considered.

The Committee agreed with the department that it did not appear to be the case that cast iron was unavailable to make repairs in-kind, as specified in the *Secretary of the Interiors Standards*.

Recommendation:

- *As part of PG&E's ongoing maintenance plans for the light standards, regularly scheduled inspections of the interior steel support poles and water infiltration should be conducted. Fixtures found to be in danger of structural failure should be repaired through the installation of new, sound interior steel that is protected from corrosion without altering the appearance of the historic cast iron cladding.*

The Committee agreed with the department that the root causes of the structural failure, based on photos provided by the sponsor showing advanced deterioration of the fixtures' internal steel poles, appear to be rust and corrosion unaddressed due to deferred maintenance. The Committee noted that, by adding weep holes at the base of the fixture, pooled water could be directed away from the base of the internal support pole.

Recommendation:

- *As examples of existing historic fabric from the period of significance of the surrounding Art. 11 Conservation District, it is recommended that the historic cast iron cladding be retained to maintain as much of the historic character of the district as is feasible.*

While the Committee agreed that 100% replacement of all existing historic cast iron with new fiberglass was not a proposal they could support as meeting the *Secretary of the Interior's Standards for Rehabilitation*, they suggested that the sponsor might wish to create a partial-fiberglass mock-up fixture for the Committee's review. The bulk of the weight supported by the internal steel pole is focused on the upper lanterns and connecting horizontal cross-bar. Because of this, the topmost elements of the light fixtures may be eligible for selective replacement using a substitute material, if found to be beyond repair. The Committee noted that at nearly 20-feet above grade, replacement materials at the highest points on the light fixture was comparable to past Historic Preservation Commission approvals of substitute materials on building cornices at higher elevations.

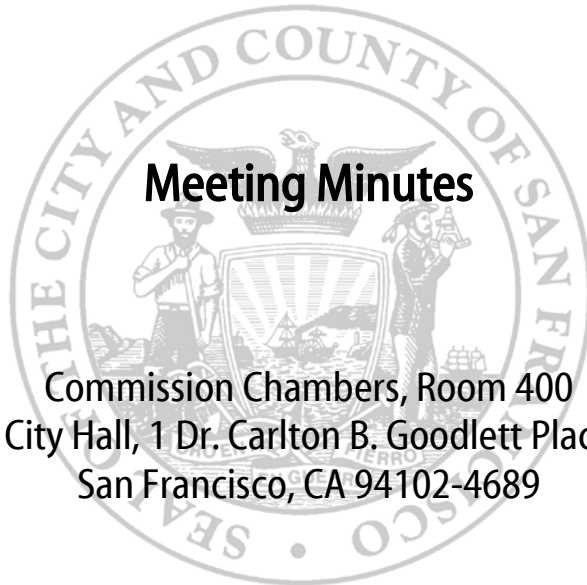
The Committee raised several points of concern regarding the fiberglass substitute materials, such as deterioration, difficulty of repair, and long-term weathering. The Committee discussed

advancements in the material technology with the contractors. While the Committee acknowledged and welcomed these advancements as a positive trend in the field, its members still expressed concerns over how the material might perform over time. Two examples that were discussed included the base of the full-fiberglass mock-up fixture that had been struck and displaced, and showed a visible scar and discoloration of the material, with frayed fibers exposed as a result of the impact, and the cornices where substitute materials had been approved but had experienced a distinct color-shift after long-term UV sunlight exposure.

Because of the relative newness of substitute materials, as opposed to cast iron which has performed well for over 100 years, the general consensus was to have the sponsor explore a more limited use of the material in a subsequent single-fixture mock-up that could be installed as a pilot program to monitor its performance, along with the 100% fiberglass fixture already installed. The Committee recommended at this time that all other fixtures should be repaired rather than replaced.

ADJOURNMENT – 11:22 PM
ADOPTED DECEMBER 7, 2017

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, September 21, 2016
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Rich Sucre, Desiree Smith, Susan Parks,
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: Katherine Shontz – Liberty Cafe

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Tim Frye, Preservation Officer:

Good afternoon Commissioners. The Director's report was included in your packets; happy to answer any questions should you have them. I did want to point out in our community newsletter, Placemaking, Twin Peaks Tavern was featured as landmark of the quarter.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Officer:**

A couple of items to share with you; no formal report from the Planning Commission however since our last – since our last hearing in August, you may be aware that there was a fire at 447 Minna Street; this is a historic building that's part of the 5M Project. 447 Minna is a Category One building under Article 11 of the Planning Code --

President Wolfram:

Does it have a name as well?

Tim Frye, Preservation Officer:

Pardon me?

President Wolfram:

Does it have a name, of the building?

Tim Frye, Preservation Officer:

It does have a name, I can't recall what the specific name is; I am happy to answer -- forward you any information about the building but I did want to make you aware since late August we have been in contact with the developer. The developer has continued to work with ARG who sent out their conservators and construction crew to figure out exactly what they need to do to stabilize the building; the good news is most of the damage was on the interior where there were very few character defining features remaining, so they were able to stabilize the structure and they said they would keep us up-to-date on repair work as it progresses. Our last contact with them was on August 29 where they were installing scaffolding and removing some abandoned elevator equipment from the roof and removing some interior partitions that were damaged by the fire. They were also going to secure windows and door openings to ensure that, you know, no other fires break out in the future but again I will let you know if anything else happens. In the meantime, I will certainly forward you the information about the property. Then lastly, just to bring to your attention all of you were copied on an email, I believe it was sent out yesterday, from the Dogpatch Neighborhood Association raising concerns about an item on your calendar and requesting a continuance. As you know will bring this issue up at the call of the item and it is up to the commission to decide whether or not their concerns warrant a continuance but staff is prepared to present the item at today's hearing. That concludes my comments unless you have any questions.

C. COMMISSION MATTERS**3. President's Report and Announcements**

None

4. Consideration of Adoption:

- [Draft Minutes for ARC June 15, 2016](#)
- [Draft Minutes for HPC August 17, 2016](#)

SPEAKERS: None
ACTION: Adopted for both minutes
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz

5. Commission Comments & Questions

None

D. REGULAR CALENDAR

6. [2015-012830COA](#) (R. SUCRE: (415) 575-9108)
1133 TENNESSEE STREET – located on the east side of Tennessee Street at 22nd Street, Assessor's 4172, Lot 028 (District 10). Request for a **Certificate of Appropriateness** for front and rear façade alterations and construction of a new three-story rear horizontal addition. On the front façade, the project would install a new wood entry stair and balustrade, replace the existing garage door, and repair the existing wood windows. The subject property is located within the Dogpatch Landmark District, NCT-2 (Small-Scale Neighborhood Commercial Transit) Zoning District and a 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Rich Sucre – Staff report
+ Bob Noelke – Project presentation
ACTION: Approved with Conditions as amended by staff
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz
MOTION: 0288

- 7a. [2016-010959LBR](#) (D. SMITH: (415) 575-9093)
900 VALENCIA STREET – west side of Valencia Street at 20th Street. Assessor's Block 3608, Lot 075 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1992, Dog Eared Books is a bookstore serving the Mission neighborhood. 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 a NCT (Valencia Street Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff Report
+ Pete Mulvihill – Green Apple Books
+ Hrag Kalebjian – Henry's Home of Coffee
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz
RESOLUTION: 785

- 7b. [2016-010958LBR](#) (D. SMITH: (415) 575-9093)
1644 HAIGHT STREET – north side of Haight Street between Clayton Street and Cole Street. Assessor's Block 1230, Lot 011 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1976, The Booksmith is a bookstore serving the Haight-Ashbury neighborhood. 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 a NCD (Haight Street Neighborhood Commercial District) and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz
RESOLUTION: 786

- 7c. [2016-010966LBR](#) (D. SMITH: (415) 575-9093)
199 VALENCIA STREET – east side of Valencia Street at Duboce Avenue. Assessor's Block 3513, Lot 022 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1972, Zeitgeist is a brew pub and beer garden serving the Mission neighborhood. 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 a NCT-3 (Moderate Scale Neighborhood Commercial Transit District) Zoning District and a 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz
RESOLUTION: 787

- 7d. [2016-010963LBR](#) (D. SMITH: (415) 575-9093)
506 CLEMENT STREET – north side of Clement Street between 6th Avenue and 7th Avenue. Assessor's Block 1427, Lot 014 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1967, Green Apple Books is a bookstore serving the Richmond neighborhood. 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 a NCD (Inner Clement Street Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz
RESOLUTION: 788

- 7e. [2016-010965LBR](#) (D. SMITH: (415) 575-9093)
1618 NORIEGA STREET – north side of Noriega Street between 23rd Avenue and 24th Avenue. Assessor's Block 2026, Lot 024 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1965, Henry's House of Coffee is a coffee roaster and coffee shop serving the Sunset neighborhood. 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 a NCD (Noriega Street Neighborhood Commercial District) Zoning District and a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKER: Same as Item #7a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Pearlman, Hyland, Matsuda, Johns, Johnck
ABSENT: Hasz
RESOLUTION: 789

8. [2015-007810TH](#) (S. PARKS: (415) 575-9101)
LANDMARK DESIGNATION WORK PROGRAM – Discussion of the HPC's **Landmark Designation Work Program, prioritization and status of pipeline projects.**
Preliminary Recommendation: Review and Comment

SPEAKER: = Susan Parks – Staff report
Speaker – G.W.H.S., Mother's Building
ACTION: Informational – provided direction to staff

ADJOURNMENT – 1:19 PM

ADOPTED AS CORRECTED OCTOBER 5, 2016