



CERTIFICATE OF APPROPRIATENESS EXECUTIVE SUMMARY

HEARING DATE: JUNE 16, 2021

Record No.: 2015-001033COA-02
Project Address: 940 Battery Street
Landmark: Contributor, Northeast Waterfront Landmark District
Zoning: C-2 (Community Business) Zoning District
65-X Height and Bulk District
Block/Lot: 0136/004A
Project Sponsor: Lawrence Badiner, Badiner Urban Planning, Inc.
For the Museo Italo Americano
San Francisco, CA 94103
Staff Contact: Rebecca Salgado – 628.652.7332
rebecca.salgado@sfgov.org

Recommendation: Approval with Conditions

Property Description

940 Battery Street is located on the east side of Battery Street between Green Street and Vallejo Street (Assessor's Block 0136; Lot 004A). The subject building is a contributor to the Northeast Waterfront Landmark District, locally designated under Article 10, Appendix D of the Planning Code.

940 Battery Street was initially constructed as a two-story building in 1917 and received a third story in 1938. The Industrial-style three-story, concrete building has a stucco exterior.

Project Description

This project was previously approved through Motion No. M-0345 at a HPC hearing on August 1, 2018. The materials approved at this earlier hearing can be found [here](https://commissions.sfplanning.org/hpcpackets/2015-001033COA_940%20Battery%20Street_HPC%20Packet.pdf).¹ The project has undergone no changes since that time and is returning to HPC solely to seek an extension of the expiration date of the original Motion.

¹ https://commissions.sfplanning.org/hpcpackets/2015-001033COA_940%20Battery%20Street_HPC%20Packet.pdf

The previously approved project proposes interior and exterior alterations to the property in support of a change of use from a commercial/industrial space to a museum ("Museo Italo Americano"). Specifically, the proposal includes:

- Modifications to the Battery Street facade, including the following:
 - Removal of the existing recessed non-historic entrance doors and enframing at the first floor; widening the existing entrance opening; and installation of a new recessed main entrance to the building with paired clear-glazed entrance doors with bronze framing and bronze-framed clear-glazed sidelights, as well as a glazed fixed storefront display window to the north of the new main entrance with bronze framing, with a clear-glazed storefront entrance door with bronze framing at a south-facing return connecting the display window to the main entrance, all in the widened entrance opening.
 - Installation of a projecting bronze canopy over the widened entrance/storefront opening at the first floor, to extend the full width of the opening.
 - Creation of a new recessed secondary egress at the north end of the façade at the first floor, with a solid painted metal door.
 - Removal of two historic window openings at the first floor with non-historic windows to accommodate the widened entrance/storefront opening and the new egress door.
 - Rehabilitation of one existing historic steel multilite window at the first floor and four historic steel multilite windows with operable hoppers at the third floor. The historic window materials will all be retained with the exception of the glazing, which will be replaced with new clear glazing.
 - Replacement of four non-historic aluminum windows in historic openings at the second floor with new steel multilite windows with clear glazing to match the details, materials, and finish of the remaining historic windows at the Battery Street façade, and to align with documented historic conditions at the subject property.
 - Patching of damaged portions of the existing cement plaster façade cladding and repainting the repaired cladding.
- Modifications to the roof of the subject property, including the following:
 - Demolition of an existing non-historic stair and elevator penthouse and existing fixed skylights.
 - Installation of a new painted steel guardrail around the perimeter of the roof, to be set back 6 feet from the front façade of the building.
 - The installation of fixed skylights along the length of the west edge of the roof and along the eastern portion of the south edge of the roof.
 - Construction of a new 14'-tall, 1-story rooftop addition, to be set back 23'-8" from the Battery Street façade and 34'-7" from the rear elevation. The rooftop addition will be clad with a cement plaster finish to match the existing cladding at the Battery Street façade. The addition will have operable glass walls with aluminum framing at the front and rear elevations, and fixed aluminum-framed glazing at the east end of the secondary south elevation. The rooftop addition will have a projecting glass and metal canopy over the operable glass walls at the front and rear elevations. The addition will be topped with a painted steel railing surrounding new mechanical equipment and will have fixed skylights.
 - Construction of a new 9-foot-tall stair penthouse adjacent to the new rooftop addition, to be set back 16 feet from the Battery Street façade.

- Removal of select portions of the stucco-clad rear elevation to allow for the creation of two covered setback terraces at the third and fourth floors of the modified building.
- Interior alterations at all floors of the building, including the removal of the existing third-floor floorplate and the insertion of two new floorplates to create both a third floor and a new fourth floor.

Please see photographs and plans for details.

Compliance with Planning Code

PLANNING CODE DEVELOPMENT STANDARDS.

This project will be required to demonstrate compliance with the Planning Department's Transportation Demand Management (TDM) Program by submitting and receiving approval for a TDM Plan Application prior to issuance of the building permit. The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

APPLICABLE PRESERVATION STANDARDS.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- the proposal respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained and replacement elements will not affect the building's overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- the modifications to the existing openings at the Battery Street façade have been determined to be compatible with the historic property, and will not create a false sense of historical development.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building.

Public/Neighborhood Input

The Department has received public correspondence from five individuals expressing opposition to the project and 18 individuals in support of the project. The public correspondence in opposition to the project expresses concern about the potential of construction noise disturbing the operations of neighboring businesses, and whether the proposed design is compatible with the historic nature of the building. Public correspondence received through June 8, 2021, is compiled in Exhibit B of this packet.

Conditions of Approval

- As part of the Building Permit, planning staff shall review and approve shop drawings for the new multilite windows to be installed at the Battery Street facade to confirm that their details and dimensions match the existing historic steel multilite windows.

Environmental Review Status

On June 20, 2018, a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review. The Draft IS/MND was available for public comment until July 10, 2018. On July 13, 2018, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”).

The Planning Department/Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft IS/MND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

Basis for Recommendation

The Department recommends approval WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

Attachments

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval (as applicable)
Exhibit B – Public/Neighborhood Input



CERTIFICATE OF APPROPRIATENESS DRAFT MOTION

HEARING DATE: JUNE 16, 2021

Record No.: 2015-001033COA-02
Project Address: 940 Battery Street
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Zoning: C-2 (Community Business) Zoning District
65-X Height and Bulk District
Block/Lot: 0136/004A
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 004A IN ASSESSOR'S BLOCK 0136 IN A C-2 [COMMUNITY BUSINESS] ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Preamble

On July 6, 2016, Lawrence Badiner of Badiner Urban Planning, Inc., on behalf of the Museo Italo Americano (hereinafter "Project Sponsor") filed Application No. 2015-001033COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for interior and exterior alterations at a subject building located on Lot 004A in Assessor's Block 0136, which is a contributing resource to Northeast Waterfront Landmark District and locally designated under Article 10, Appendix D of the Planning Code. This project was approved through Motion No. M-0345 at an HPC hearing on August 1, 2018. The materials approved at this earlier hearing can be found [here](https://commissions.sfplanning.org/hpcpackets/2015-001033COA_940%20Battery%20Street_HPC%20Packet.pdf).¹

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On April 2, 2021, the Project Sponsor filed Application No. 2015-001033COA-02 with the Department for a Certificate of Appropriateness to seek an extension of the expiration date of the original Motion No. M-0345. The project has undergone no changes since its initial approval.

On June 20, 2018, a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until July 10, 2018; and

On July 13, 2018, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Planning Department/Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft IS/MND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration, and action.

On June 16, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2015-001033COA-02.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-001033COA-02 is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2015-001033COA-02 in conformance with the architectural plans approved under HPC Motion No. M-0345 based on the following findings:

Findings

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and also constitute findings of the Commission.**

- 2. Project Description.** This project was previously approved through Motion No. M-0345 at a HPC hearing on August 1, 2018. The project has undergone no changes since that time and is returning to HPC solely to seek an extension of the expiration date of the original Motion. The previously approved project proposes interior and exterior alterations to the property in support of a change of use from a commercial/industrial space to a museum (“Museo Italo Americano”). Please see photographs and plans for details.
- 3. Property Description.** 940 Battery Street is located on the east side of Battery Street between Green Street and Vallejo Street (Assessor’s Block 0136; Lot 004A). The subject building is a contributor to the Northeast Waterfront Landmark District, locally designated under Article 10, Appendix D of the Planning Code. 940 Battery Street was initially constructed as a two-story building in 1917 and received a third story in 1938. The Industrial-style three-story, concrete building has a stucco exterior.
- 4. Surrounding Properties and Neighborhood.** The surrounding neighborhood is characterized by brick and concrete industrial/warehouse and mixed-use buildings between two and six stories tall.
- 5. Public Outreach and Comments.** The Department has received public correspondence from 5 individuals expressing opposition to the project and 18 individuals in support of the project. The public correspondence in opposition to the project expresses concern about the potential of construction noise disturbing the operations of neighboring businesses, and whether the proposed design is compatible with the historic nature of the building. Public correspondence received through June 8, 2021, is compiled in Exhibit B of this packet.
- 6. Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

 - A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.
 - B. **Secretary of the Interior’s Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

 - (1) **Standard 1:** A [property](#) shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project involves a change in use of the property, from commercial/industrial space to a museum. The historic property's high ceilings, large floorplates, and distinctive industrial windows are already well suited for use as a museum, and will not require any major changes to the character-defining features of the building or the surrounding landmark district. Although the floorplate of the existing third floor will be removed and two new floorplates will be inserted in its place, lowering the ceilings of the upper floors from 17'-4" to 12'-0"; the ceilings of the newly created upper floors are only 6" less than the historic ceiling height of the ground floor. Therefore, the proposed project complies with Rehabilitation Standard 1.

- (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project includes modifications to the first floor of the Battery Street façade, including the removal of two existing window openings, the widening of the existing entrance opening, and the creation of a new secondary egress opening. Although the first floor of the façade will be altered from its historic condition, the affected window and entrance openings have been previously altered, and the areas of the façade cladding to be removed possess no character-defining features other than utilitarian stucco cladding. The project also includes the rehabilitation of the remaining historic windows at the Battery Street façade and the installation of new steel windows matching the configuration, materials, and details of the historic windows at the existing second-floor window openings, which currently have incompatible non-historic aluminum windows. This work will help to preserve the historic character of the building.

The proposed rooftop addition is set back 23'-8" from the front façade of the building, and will be minimally visible from a public right-of-way. The addition's proposed cement plaster cladding will align with the historic cladding material of the building. The proposed changes to the rear façade will not remove any character-defining features of the building, and will not be visible from a public right-of-way. The proposed interior alterations will retain a majority of the building's historic heavy-timber columns at the first floor, which are a character-defining feature of the interior. Therefore, the proposed project complies with Rehabilitation Standard 2.

- (3) **Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The design of the new steel windows to be added in the historic window openings at the second floor of the Battery Street façade is based on documentary evidence of the historic windows at that location as well as a review of the surviving historic windows at the Battery Street façade. Therefore, the proposed project complies with Rehabilitation Standard 3.

- (4) **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve changes to the property that have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

- (5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

The proposed project does not call for changes to or removal of the subject property's distinctive finishes and character-defining features. The windows and entrance infill to be removed at the first floor of the Battery Street façade are not historic, and are utilitarian in nature. The project includes the rehabilitation of the historic steel windows at the Battery Street façade, which are character-defining features of the building, and the retention of the historic stucco cladding. In addition, the project calls for the retention of a majority of the building's historic heavy-timber framing. Therefore, the proposed project complies with Rehabilitation Standard 5.

- (6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project calls for the rehabilitation of the surviving historic windows at the first and third floors of the Battery Street facade. A survey of these windows undertaken by a preservation consultant on July 25, 2017, indicates that the historic windows at the Battery Street façade are in fair condition overall, and could be rehabilitated. As such, there is no reason to believe that any of the historic windows have severe enough deterioration to warrant unexpected replacement during construction. Therefore, the proposed project complies with Rehabilitation Standard 6.

- (7) **Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable.

- (8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed project could potentially disturb significant archaeological resources and thus would be required to implement Standard Archeological Mitigation Measure III (testing) as a mitigation measure in order to protect and preserve these resources. Therefore, the proposed project complies with Rehabilitation Standard 8.

- (9) **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the [property](#). The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the

historic integrity of the [property](#) and its environment.

The proposed project includes exterior alterations to the subject property, including modifications to door and window openings at the first floor of the Battery Street façade and the construction of a one-story rooftop addition, as well as other exterior alterations not visible from a public right-of-way. The window and door openings to be altered at the first floor of the Battery Street façade appear to be the historic openings. However, the openings have non-historic infill, and as such, their removal will not destroy historic materials that characterize the property. The proposed larger entrance opening will alter the features and spatial relationships of the Battery Street façade. However, the new larger opening at the first floor is compatible with the historic industrial character of the building and the surrounding Northeast Waterfront Landmark District, which contains many historic industrial buildings with large ground floor entrances to accommodate the loading and unloading of goods and materials. The proposed new bronze entrance doors with glazing, bronze-finished aluminum glazed storefront framing, and bronze-finished aluminum marquee are simple yet contemporary in design to differentiate these elements from the historic building fabric.

The proposed rooftop addition and railings will not destroy any historic materials, features, or spatial relationships that characterize the property. The rooftop addition and stair penthouse will be set far back from the Battery Street façade of the building, and will be only minimally visible from a public right-of-way. The rooftop addition and stair penthouse will be clad with a cement plaster finish matching the cladding and finish of the Battery Street façade to be compatible with the historic building, but will also have a simple, contemporary design to distinguish the additions from the historic property. The proposed open metal rooftop railings will be simple in design and will not detract from the historic features of the building.

The proposed creation of two covered terraces at the upper floors of the rear elevation of the building will not be visible from a public right-of-way, and the removal of portions of the rear elevation cladding will not destroy character-defining features of that building. Therefore, the proposed project complies with Rehabilitation Standard 9.

- (10) **Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic [property](#) and its environment would be unimpaired.

The proposed project would not affect the essential form and integrity of the building. The changes to the Battery Street façade of the building are limited to compatible modifications at the first floor and the installation of windows matching the materials, configuration, and details of historic windows that had previously been replaced at the second floor. The alterations to the first floor of the Battery Street facade could be removed in the future, and the former opening locations could be restored, without impacting the essential form and integrity of the landmark.

The proposed rooftop addition is set back 23'-8" from the front of the building, will be minimally visible from a public right-of-way, and could be removed in the future without affecting the form and integrity of the building. Therefore, the proposed project complies with Rehabilitation Standard 10.

- C. **Historic District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

Historic Districts

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

The project is in conformance with Article 10, and as outlined in Appendix A, as the work shall not adversely affect the Landmark site.

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

The project is in conformance with Article 10, and as outlined in Appendix D, as the work is compatible with the Landmark district.

- 7. General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

8. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

- 9. For these reasons, the proposal overall, appears to meet the Secretary of the Interior's Standards and the provisions of Article 10 of the Planning Code regarding Major Alterations.**

Decision

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot **004A** in Assessor's Block **0136** for proposed work in conformance with the architectural plans approved under HPC Motion No. M-0345 on file in the docket for Record No. **2015-001033COA-02**.

The Planning Commission has reviewed and considered the IS/MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the MND and the MMRP incorporated herein as part of this Resolution/Motion by this reference thereto. All required mitigation measures identified in the IS/MND and contained in the MMRP are included as conditions of approval.

The Planning Commission further finds that since the MND was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the MND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the MND.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 16, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: June 16, 2021

EXHIBIT A

Authorization Update

This authorization is for a Certificate of Appropriateness to allow Alterations located at 940 Battery Street (Lot 004A; Block 0136) pursuant to Planning Code Section(s) **1006.6(c)** within the **C-2** Zoning District and a **65-X** Height and Bulk District; in general conformance with plans approved under HPC Motion No. M-0345 included in the docket for Record No. **2015-001033COA-02** and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **June 16, 2021**, under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section, or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

Extension

All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal, or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

Conditions of Approval

1. As part of the Building Permit, planning staff shall review and approve shop drawings for the new multilite windows to be installed at the Battery Street facade to confirm that their details and dimensions match the existing historic steel multilite windows.

Mitigation Measures

1. Mitigation measures described in the [MMRP](#)² are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

² https://commissions.sfplanning.org/hpcpackets/2015-001033COA_940%20Battery%20Street_HPC%20Packet.pdf

Exhibit B:

Public/Neighborhood Input

Subject: Project at 940 Battery Street

Date: Friday, May 28, 2021 at 10:19:53 AM Pacific Daylight Time

From: Anita Casalina

To: Salgado, Rebecca (CPC)

CC: larry@badinerurbanplanning.com, Scott Peterson

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Salgado,

I am the owner of Beyond Pix SF, LLC - a television broadcast company. We're located at 950 Battery Street, directly next door to the proposed project at 940 Battery Street. I purchased the company on April 1st 2019.

The 940 Battery Street project, as proposed, will be catastrophic for our business and will result in us closing down permanently. That will most likely be true of all the other tenants in our building.

We have two floors at 950 Battery. On the first floor, I have built a complete soundstage - and in post-Covid San Francisco, we are now only one of two such stages that remain open. We have served the SF Bay Area community by providing virtual and livestream events during Covid, and now are poised to be able to continue with other projects as well. This production work is extremely sound-sensitive and requires silence with no interference.

On the third floor, we have the 27-year-old legacy Beyond Pix Broadcast Department. This department operates 24 hours a day - 7 days per week. Here, we host guests who are booked by national and international news networks - such as CNN, MSNBC, FOX, BBC, Eurovision, Chinese networks, and Australian television. These networks have complete confidence in us to provide them with high-end, flawless transmission.

Many of our guests are well-recognized figures in politics, sports, and entertainment - Danny DeVito, Steph Curry, Mayor London Breed, and House Speaker Nancy Pelosi, just to name a very few. Speaker Pelosi is in our studio about once per month. She relies on us to be her point of communication when she is in town. She was in yesterday to record messages to groups she supports. She spent the entire Democratic Convention broadcasting with us.

While we have already made all reasonable installations of sound attenuation as part of the normal course of our business, the level of sound intrusion that could be expected from a project of this scope is not financially viable or reasonable to install in our facilities. So, as you can see, the level of construction that is proposed will devastate Beyond Pix and I will be

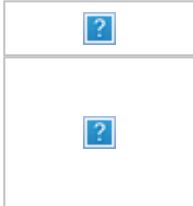
forced to declare bankruptcy.

The 940 Battery Street project was approved prior to my purchase of the business. The building owners and managers know nothing of this project and had been unaware of any previous hearings.

We hope there is a path forward that will allow all of us at 950 Battery Street to be able to continue to operate our businesses and serve the community.

Sincerely,
Anita Casalina

Anita Casalina
CEO, Beyond Pix SF, LLC
415.518.4791 Direct
415.434.1027 Office
<http://beyondpix.com/>



Subject: 940 Battery St. Project

Date: Friday, May 28, 2021 at 11:16:01 AM Pacific Daylight Time

From: Haakon Chevalier

To: Salgado, Rebecca (CPC), Lynne Morin

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Salgado,

I am co-owner of the building at 950 Battery, next door to the proposed major construction. My understanding is that adding a rooftop means piledriving to make a larger foundation to support the building. I am very concerned that the noise will be a huge disruption to several of the tenants. We are fine with all of the interior construction and exterior design they plan to change but the addition of a rooftop is going to impact every one of the tenants at 950 Battery Street. One tenant in particular has a broadcast studio, and won't be able to operate their soundstage. We have offered the tenants what concessions we can, but several have already gone out of business and others are still very much struggling to keep going for the next few months as we come out of Covid.

Yours Sincerely,
Haakon L. Chevalier
Managing General Partner,
Chevalier Partners

Subject: 940 Battery Street Block 0136 / 004A Rec No. 2015-001033C)A-02

Date: Friday, May 28, 2021 at 11:21:05 AM Pacific Daylight Time

From: Lynne Morin

To: Salgado, Rebecca (CPC)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Rebecca:

I am replying to the notice I received about renovations at 940 Battery Street and the upcoming hearing on June 16, 2021. I manage the building next door at 950 Battery St.

While I am not contesting the majority of the interior and exterior façade work, I strongly object to the construction of the one-story rooftop addition. We have lost so many tenants to COVID-19, and the remaining occupants at 950 Battery are barely hanging on to their spaces and this rooftop addition will severely impact their day to day operations.

I do not recall ever receiving a letter in 2018 about this project that was approved. Was there a public hearing?

I would like to ask that you please reconsider the addition of a one-story rooftop at this location.

—

Lynne Morin
Asset Manager
Chevalier Partners
1014 Hopper Avenue, #318
Santa Rosa, CA 95403
415-927-4300 direct
415-250-7994 mobile
415-952-9396 fax
lynnemariemorin@gmail.com



To: Rebecca Salgado
SF Planning Department

May 28, 2021

Re: 940 Battery Street Project

Dear Ms Salgado,

I am the managing partner of Color A Go-Go, Inc, a film & video post-production company located at 950 Battery on the 2nd Floor. We have been tenants of the building since 2014. We are very disturbed to learn for the first time that the 940 Battery Street construction project was approved in 2018 without notice to our building or the tenants.

The 940 Project would have a devastating effect on our business which depends on a quiet creative working environment for our editing and color grading suites and our clients. We will not be able to maintain our business if the 940 B battery Street project is allowed to precede. We have invested considerable resources to build out our premises to provide clients with comfortable working environments that can not be picked up and moved to another building without pushing us out of business altogether.

In addition to Color A Go-Go, our building includes Beyond Pix who provides a sound stage and broadcast services that require sound isolation. Our neighbors on the fourth floor, Cutwater, is an advertising agency that also has edit suites and creative work spaces that would be greatly impacted by the construction. Furthermore, our neighbors and colleagues at 69 Green Street, also adjacent to the 940 Battery street, are sound design and mix facilities that would also be harmed immeasurably by the construction at 940 Battery.

This little corner of San Francisco is part of a community of creative small businesses that deserve to preserve their businesses. I strongly urge the city to revisit the previous approval process that apparently was made without any consultation with the neighboring tenants.

Sincerely,

Kim Salyer,
Partner & CEO
Color A Go-Go, Inc.

June 7, 2021

VIA EMAIL

To Whom It May Concern,

I am the Treasurer and a member of the Board of Directors of the Museo Italo Americano. I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture. Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

The ultimate manifestation of these priorities will be realized in the future home of the Museo at 940 Battery Street. The Museo has been planning a capital fundraising campaign since the building located at 940 Battery Street was donated from the estate of its longtime benefactor, Dr. Jerome Cocuzza, whose mother was born in San Francisco in 1889. Dr. Cocuzza's wishes were that the building would be used for the purposes of preserving and sharing Italian art and culture. At its future home, the Museo will install a new permanent exhibit honoring the contributions of Italian Americans that will also address some of the larger themes of assimilation and cultural identity. Through this process, the Museo will revive a long-vacant historic building, activate the neighborhood, and add to the impressive collection of art and cultural museums that honor the past, present and future of San Francisco and highlight its national and international importance.

As you know, the pandemic has affected the ability of all nonprofits to fundraise, and that is especially true for the Museo's capital campaign which relies on its ability to host prospective donors to tour the building in person. Although the Museo's capital campaign fundraising has been delayed by the pandemic, it has taken advantage of the time to forge even stronger connections with aligned, local Italian American organizations. In addition, the Museo also forged ahead with its plans in 2020 to

ensure that the 150th birthday of A.P. Giannini, the founder of Bank of America, was publicly recognized. To that end, the Museo worked closely with San Francisco Supervisor Catherine Stefani and her staff to secure a resolution from the Board of Supervisors for Giannini's 150th birthday on May 5, 2020. Although the celebrations we planned were cancelled due to the pandemic, San Francisco City Hall was lit with the colors of the Italian flag to commemorate this occasion. Giannini is a major source of inspiration for the Museo, and since the company he founded, Bank of America, was acquired and its headquarters moved out of state, the Museo is committed to ensuring that the memory and legacy of this giant of banking, philanthropy and humanity shall never be lost in San Francisco. Recalling Giannini's story is also relevant now as he was there to help small businesses, individuals, and the entire city recover after the 1906 earthquake and fire that devastated San Francisco, and we may find great hope in his story as we prepare to rebuild our city from the pandemic.

Without the significant delay caused by the pandemic, the Museo would have been well on its way and had planned to secure building permits in 2020 to move forward with the building renovation at 940 Battery Street. It hosted an extremely successful capital campaign kick-off event in January 2020, co-hosted by the Consul General for Italy, that included some of the most generous Italian American and Italophile philanthropists in the San Francisco Bay Area, with special guest butcher-chef Dario Cecchini from Tuscany (who was also featured in an episode of the popular Netflix series *Chef's Table*).

Thank you for your consideration of the Museo's request.

Very truly yours,

Mark D. Schiavenza
586 Vermont Street
San Francisco, California 94107

June 7, 2021

VIA EMAIL

To Whom It May Concern,

My name is Richard Armanino and I'm a member and supporter of the Museo ItaloAmericano. I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture. Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

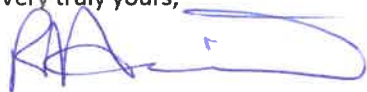
The ultimate manifestation of these priorities will be realized in the future home of the Museo at 940 Battery Street. The Museo has been planning a capital fundraising campaign since the building located at 940 Battery Street was donated from the estate of its longtime benefactor, Dr. Jerome Cocuzza, whose mother was born in San Francisco in 1889. Dr. Cocuzza's wishes were that the building would be used for the purposes of preserving and sharing Italian art and culture. At its future home, the Museo will install a new permanent exhibit honoring the contributions of Italian Americans that will also address some of the larger themes of assimilation and cultural identity. Through this process, the Museo will revive a long-vacant historic building, activate the neighborhood, and add to the impressive collection of art and cultural museums that honor the past, present and future of San Francisco and highlight its national and international importance.

As you know, the pandemic has affected the ability of all nonprofits to fundraise, and that is especially true for the Museo's capital campaign which relies on its ability to host prospective donors to tour the building in person. Although the Museo's capital campaign fundraising has been delayed by the pandemic, it has taken advantage of the time to forge even stronger connections with aligned, local Italian American organizations. In addition, the Museo also forged ahead with its plans in 2020 to ensure that the 150th birthday of A.P. Giannini, the founder of Bank of America, was publicly recognized. To that end, the Museo worked closely with San Francisco Supervisor Catherine Stefani and her staff to secure a resolution from the Board of Supervisors for Giannini's 150th birthday on May 5, 2020. Although the celebrations we planned were cancelled due to the pandemic, San Francisco City Hall was lit with the colors of the Italian flag to commemorate this occasion. Giannini is a major source of inspiration for the Museo, and since the company he founded, Bank of America, was acquired and its headquarters moved out of state, the Museo is committed to ensuring that the memory and legacy of this giant of banking, philanthropy and humanity shall never be lost in San Francisco. Recalling Giannini's story is also relevant now as he was there to help small businesses, individuals, and the entire city recover after the 1906 earthquake and fire that devastated San Francisco, and we may find great hope in his story as we prepare to rebuild our city from the pandemic.

Without the significant delay caused by the pandemic, the Museo would have been well on its way and had planned to secure building permits in 2020 to move forward with the building renovation at 940 Battery Street. It hosted an extremely successful capital campaign kick-off event in January 2020, co-hosted by the Consul General for Italy, that included some of the most generous Italian American and Italophile philanthropists in the San Francisco Bay Area, with special guest butcher-chef Dario Cecchini from Tuscany (who was also featured in an episode of the popular Netflix series *Chef's Table*).

Thank you for your consideration of the Museo's request.

Very truly yours,

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Chairman

San Francisco – Assisi Sister City Committee

STEVEN H. OLIVER

June 7, 2021

VIA EMAIL

To Whom It May Concern,

I am Steven H. Oliver. I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location. I have been a fan of the Museo at Fort Mason for years, and can only imagine the benefit of the museum being located in my neighborhood, as I live at 850 Battery Street.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture. Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

The ultimate manifestation of these priorities will be realized in the future home of the Museo at 940 Battery Street. The Museo has been planning a capital fundraising campaign since the building located at 940 Battery Street was donated from the estate of its longtime benefactor, Dr. Jerome Cocuzza, whose mother was born in San Francisco in 1889. Dr. Cocuzza's wishes were that the building would be used for the purposes of preserving and sharing Italian art and culture. At its future home, the Museo will install a new permanent exhibit honoring the contributions of Italian Americans that will also address some of the larger themes of assimilation and cultural identity. Through this process, the Museo will revive a long-vacant historic building, activate the neighborhood, and add to the impressive collection of art and cultural museums that honor the past, present and future of San Francisco and highlight its national and international importance.

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May 5, 2020. Although the celebrations we planned were cancelled due to the pandemic, San Francisco City Hall was lit with the colors of the Italian flag to commemorate this occasion. Giannini is a major source of inspiration for the Museo, and since the company he founded, Bank of America, was acquired and its headquarters moved out of state, the Museo is committed to ensuring that the memory and legacy of this giant of banking, philanthropy and humanity shall never be lost in San Francisco. Recalling Giannini's story is also relevant now as he was there to help small businesses, individuals, and the entire city recover after the 1906 earthquake and fire that devastated San Francisco, and we may find great hope in his story as we prepare to rebuild our city from the pandemic.

Without the significant delay caused by the pandemic, the Museo would have been well on its way and had planned to secure building permits in 2020 to move forward with the building renovation at 940 Battery Street. It hosted an extremely successful capital campaign kick-off event in January 2020, co-hosted by the Consul General for Italy, that included some of the most generous Italian American and Italophile philanthropists in the San Francisco Bay Area, with special guest butcher-chef Dario Cecchini from Tuscany (who was also featured in an episode of the popular Netflix series *Chef's Table*).

Thank you for your consideration of the Museo's request.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Steven H. Oliver", with a long horizontal line extending to the right.

Steven H. Oliver

Subject: Urgent request of extension

Date: Monday, June 7, 2021 at 12:01:17 PM Pacific Daylight Time

From: Guido Perego

To: Salgado, Rebecca (CPC)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear City of San Francisco Authorities,

My name is Guy (Guido) Perego, and I am a past officer and current member of the Museo Italo Americano organization. I currently serve as the President of the San Francisco Italian Athletic Club. This letter is in support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations. Our current United States Vice President Kamala Harris has been a participant in our annual Pasta Contest that promotes our heritage. (She was runner up in 2007).

With the generous donation from the estate of Dr. Jerome Cocuzza, we have been given the opportunity to move into our new building that would serve in preserving and sharing Italian art and culture. At its future home, the Museo will install a new permanent exhibit honoring the contributions of Italian Americans that will also address some of the larger themes of assimilation and cultural identity. Through this process, the Museo will revive a long-vacant historic building, activate the neighborhood, and add to the impressive collection of art and cultural museums that honor the past, present and future of San Francisco and highlight its national and international importance.

The building is in need of major repair and as you know, the pandemic has affected the ability of all nonprofits to fundraise. Without the significant delay caused by the pandemic, the Museo would have been well on its way and had planned to secure building permits in 2020 to move forward with the building renovation at 940 Battery Street. It hosted an extremely successful capital campaign kick-off event in January 2020, co-hosted by the Consul General for Italy, that included some of the most generous Italian American and Italophile philanthropists in the San Francisco Bay Area.

The City of San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants and there are few spaces dedicated to these stories. To consider that these stories should not have a venue and be lost for future generations is an unthinkable tragedy. As a non-profit organization in need of help from donors to survive, we look forward to the City of San Francisco assisting by a simple extension that has tremendous impact on the future.

Thank you for your consideration of the Museo's request and its mission to serve generations to come.

Very truly yours,

Guy (Guido) Perego

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location. As an employee of the Museo, I truly believe that the Museo will become a place where people can gather and learn about the history and contributions of Italians to the United States and I hope that you will consider this request.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture. Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

The ultimate manifestation of these priorities will be realized in the future home of the Museo at 940 Battery Street. The Museo has been planning a capital fundraising campaign since the building located at 940 Battery Street was donated from the estate of its longtime benefactor, Dr. Jerome Cocuzza, whose mother was born in San Francisco in 1889. Dr. Cocuzza's wishes were that the building would be used for the purposes of preserving and sharing Italian art and culture. At its future home, the Museo will install a new permanent exhibit honoring the contributions of Italian Americans that will also address some of the larger themes of assimilation and cultural identity. Through this process, the

Preserving Our Italian Heritage & Culture



Museo will revive a long-vacant historic building, activate the neighborhood, and add to the impressive collection of art and cultural museums that honor the past, present and future of San Francisco and highlight its national and international importance.

As you know, the pandemic has affected the ability of all nonprofits to fundraise, and that is especially true for the Museo's capital campaign which relies on its ability to host prospective donors to tour the building in person. Although the Museo's capital campaign fundraising has been delayed by the pandemic, it has taken advantage of the time to forge even stronger connections with aligned, local Italian American organizations. In addition, the Museo also forged ahead with its plans in 2020 to ensure that the 150th birthday of A.P. Giannini, the founder of Bank of America, was publicly recognized. To that end, the Museo worked closely with San Francisco Supervisor Catherine Stefani and her staff to secure a resolution from the Board of Supervisors for Giannini's 150th birthday on May 5, 2020. Although the celebrations we planned were cancelled due to the pandemic, San Francisco City Hall was lit with the colors of the Italian flag to commemorate this occasion. Giannini is a major source of inspiration for the Museo, and since the company he founded, Bank of America, was acquired and its headquarters moved out of state, the Museo is committed to ensuring that the memory and legacy of this giant of banking, philanthropy and humanity shall never be lost in San Francisco. Recalling Giannini's story is also relevant now as he was there to help small businesses, individuals, and the entire city recover after the 1906 earthquake and fire that devastated San Francisco, and we may find great hope in his story as we prepare to rebuild our city from the pandemic.

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Thank you for your consideration of the Museo's request.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Susan Filippo', written in a cursive style.

Susan Filippo,
Assistant Managing Director

Subject: Museo Italo Americano

Date: Monday, June 7, 2021 at 1:47:29 PM Pacific Daylight Time

From: bianca@sfmuseo.org

To: Salgado, Rebecca (CPC)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

My name is Bianca Friundi. I am the Curator of the Museo and one of the Italian instructors of our language school. I have been working with this institution for nine years, and since the beginning I have felt that my job served an important purpose: share and educate about Italian art, culture, history, language, and traditions.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture.

Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

The ultimate manifestation of these priorities will be realized in the future home of the Museo at 940 Battery Street. The Museo has been planning a capital fundraising campaign since the building located at 940 Battery Street was donated from the estate of its longtime benefactor, Dr. Jerome Cocuzza, whose mother was born in San Francisco in 1889. Dr. Cocuzza's wishes were that the building would be used for the purposes of preserving and sharing Italian art and culture. At its future home, the Museo will install a new permanent exhibit honoring the contributions of Italian Americans that will also address some of the larger themes of assimilation and cultural identity. Through this process, the Museo will revive a long-vacant historic building, activate the neighborhood, and add to the impressive collection of art and cultural museums that honor the past, present and future of San Francisco and highlight its national and international importance.

As you know, the pandemic has affected the ability of all nonprofits to fundraise, and that is especially true for the Museo's capital campaign which relies on its ability to host prospective donors to tour the building in person. Although the Museo's capital campaign fundraising has been delayed by the pandemic, it has taken advantage of the time to forge even stronger connections with aligned, local Italian American organizations. In addition, the Museo also forged ahead with its plans in 2020 to ensure that the 150th birthday of A.P. Giannini, the founder of Bank of America, was publicly recognized. To that end, the Museo worked closed with San Francisco Supervisor Catherine Stefani and her staff to secure a resolution from the Board of Supervisors for Giannini's 150th birthday on May 5, 2020. Although the celebrations we planned were cancelled due to the pandemic, San Francisco City Hall was lit with the colors of the Italian flag to commemorate this occasion. Giannini is a major source of inspiration for the Museo, and since the company he founded, Bank of America, was acquired and its headquarters moved out of state, the Museo is committed to ensuring that the memory and legacy of this giant of banking, philanthropy and humanity shall never be lost in San Francisco. Recalling Giannini's story is also relevant now as he was there to help small businesses, individuals, and the entire city recover after the 1906 earthquake and fire that devastated San Francisco, and we may find great hope in his story as we prepare to rebuild our city from the pandemic.

Without the significant delay caused by the pandemic, the Museo would have been well on its way and had planned to secure building permits in 2020 to move forward with the building renovation at 940 Battery Street. It hosted an extremely successful capital campaign kick-off event in January 2020, co-hosted by the Consul General for Italy, that included some of the most generous Italian American and Italophile philanthropists in the San Francisco Bay Area, with special guest butcher-chef Dario Cecchini from Tuscany (who was also featured in an episode of the popular Netflix series Chef's Table).

Thank you for your consideration of the Museo's request.

Sincerely,
Bianca Friundi

Curator & Communications Director
Museo Italo Americano
2 Marina Blvd, bldg.C
Fort Mason Center
San Francisco CA 94123
415.673.2200 (ext. 103)

Subject: Letter of Support for the Museo's Extension of Entitlements

Date: Monday, June 7, 2021 at 3:44:07 PM Pacific Daylight Time

From: ALICE AMIGASSI

To: Salgado, Rebecca (CPC)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

My name is Alice Amigassi and I am the graphic designer and social media manager at the Museo Italo Americano of San Francisco.

I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture. Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

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Thank you for your consideration of the Museo's request.

Sincerely,

Alice Amigassi
Designer & Digital Media Manager

Museo Italo Americano
Fort Mason Center,
2 Marina Blvd, Bldg C
San Francisco CA 94123
415.673.2200

Subject: Letter of Support of the Museo 's Request of Time Extension (940 Battery Street Entitlements)
Date: Monday, June 7, 2021 at 4:20:00 PM Pacific Daylight Time
From: Raymond Isola
To: Salgado, Rebecca (CPC)
CC: Peskin, Aaron (BOS), Angulo, Sunny (BOS)
Attachments: pastedGraphic.png

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission 49 S. Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern:

I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

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Thank you for your consideration of the Museo's request.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond R. Isola". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dr. Raymond R. Isola

101 Lombard Street 906 W

San Francisco, CA

94111

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

My name is Paola Bagnatori. I am one of the founders and co-executive director of the Museo Italo Americano. I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

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Thank you for your consideration of the Museo's request.

Sincerely,

A handwritten signature in black ink, reading "Paola Bagnatori". The signature is fluid and cursive, with a horizontal line extending from the end of the name.

Paola Bagnatori

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

My name is Sandra Bagnatori and I am the co-executive director of the Museo Italo Americano. I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

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for the Museo, and since the company he founded, Bank of America, was acquired and its headquarters moved out of state, the Museo is committed to ensuring that the memory and legacy of this giant of banking, philanthropy and humanity shall never be lost in San Francisco. Recalling Giannini's story is also relevant now as he was there to help small businesses, individuals, and the entire city recover after the 1906 earthquake and fire that devastated San Francisco, and we may find great hope in his story as we prepare to rebuild our city from the pandemic.

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Thank you for your consideration of the Museo's request.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Bagnatori". The ink is dark and the signature is fluid, with a large initial 'S'.

Sandra Bagnatori

*The Consul General of Italy
in San Francisco*

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

I am submitting this **letter of support** for the **Museo Italo Americano's** future home at 940 Battery Street in San Francisco and **its request for an extension of time for the entitlements it secured for the 940 Battery Street location.**

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

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Without the significant delay caused by the pandemic, the Museo would have been well on its way and had planned to secure building permits in 2020 to move forward with the building renovation at 940 Battery Street. It hosted an extremely successful capital campaign kick-off event in January 2020, that I personally cohosted that included some of the most generous Italian American and Italophile philanthropists in the San Francisco Bay Area, with special guest butcher-chef Dario Cecchini from Tuscany (who was also featured in an episode of the popular Netflix series *Chef's Table*).

I thank you in advance for your consideration of the Museo's request. Should you need any further clarification please do not hesitate to contact the Italian Consulate General in San Francisco.

Sincerely,


THE CONSUL GENERAL
Lorenzo ORTONA

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

I have been a long-standing member of the Museo, and presently serve as the Vice President of the Museo Board of Directors.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

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Thank you for your consideration of the Museo's request.

Sincerely,

Victoria A LoBue
Victoria A. LoBue



Maria Mortati
Mortati Design
4354 23rd Street
San Francisco, CA 94114

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

June 7, 2021

To Whom It May Concern,

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As you know, the pandemic has affected the ability of all nonprofits to fundraise, and that is especially true for the Museo's capital campaign which relies on its ability to host prospective donors to tour the building in person. Although the Museo's capital campaign fundraising has been delayed by the pandemic, it has taken advantage of the time to forge even stronger connections with aligned, local Italian American organizations. In addition, the Museo also forged ahead with its plans in 2020 to ensure that the 150th birthday of A.P. Giannini, the founder of Bank of America, was publicly recognized. To that end, the Museo worked closely with San Francisco Supervisor Catherine Stefani and her staff to secure a resolution from the Board of Supervisors for Giannini's 150th birthday on May 5, 2020. Although the celebrations we planned were cancelled due to the pandemic, San Francisco City Hall was lit with the colors of the Italian flag to commemorate this occasion. Giannini is a major source of inspiration for the Museo, and since the company he founded, Bank of America, was acquired and its headquarters moved out of state, the Museo is committed to ensuring that the memory and legacy of this giant of banking, philanthropy and humanity shall never be lost in San Francisco. Recalling Giannini's story is also relevant now as he was there to help small businesses, individuals, and the entire city recover after the 1906 earthquake and fire that devastated San Francisco, and we may find great hope in his story as we prepare to rebuild our city from the pandemic.

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Thank you for your consideration of the Museo's request.

Sincerely,

A handwritten signature in black ink that reads "Maria Mortati". The signature is fluid and cursive, with the first name "Maria" and last name "Mortati" clearly distinguishable.

Maria Mortati

DAVID T. GIANNINI
40 Rico Way
San Francisco, CA 94123

dtgiannini@gianninilaw.com

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

This is a letter of support for the Museo Italo Americano's ("Museo") future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it has secured for the 940 Battery Street location.

I personally have been a member of the Museo for several decades and succeeded my deceased spouse Carolyn M. Giannini as a member of its Board of Directors.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture. Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

The ultimate manifestation of these priorities will be realized in the future home of the Museo at 940 Battery Street. The Museo has been planning a capital fundraising campaign since the building located at 940 Battery Street was donated from the estate of its longtime benefactor, Dr. Jerome Cocuzza, whose mother was born in San Francisco in 1889. Dr. Cocuzza's wishes were that the building would be used for the purposes of preserving and sharing Italian art and culture. At its future home, the Museo will install a new permanent exhibit honoring the contributions of Italian Americans that will also address some of the larger themes of assimilation and cultural identity. Through this process, the Museo will revive a long-vacant historic building, activate the neighborhood, and add to the impressive collection of art and cultural museums that honor the past, present and future of San Francisco and highlight its national and international importance.

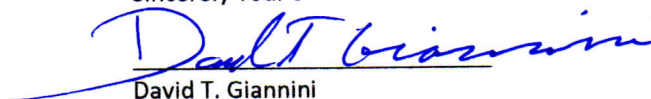
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Bank of America, was publicly recognized. To that end, the Museo worked closely with San Francisco Supervisor Catherine Stefani and her staff to secure a resolution from the Board of Supervisors for Giannini's 150th birthday on May 5, 2020. Although the celebrations we planned were cancelled due to the pandemic, San Francisco City Hall was lit with the colors of the Italian flag to commemorate this occasion. Giannini is a major source of inspiration for the Museo, and since the company he founded, Bank of America, was acquired and its headquarters moved out of state, the Museo is committed to ensuring that the memory and legacy of this giant of banking, philanthropy and humanity shall never be lost in San Francisco. Recalling Giannini's story is also relevant now as he was there to help small businesses, individuals, and the entire city recover after the 1906 earthquake and fire that devastated San Francisco, and we may find great hope in his story as we prepare to rebuild our city from the pandemic.

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Thanking you in advance for your consideration of the Museo's request, I remain.

Sincerely Yours



David T. Giannini

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

My name is Mark Cavagnero and I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location. Founding Principal of Mark Cavagnero Associates Architects, my firm has been in the neighborhood for over 25 years and I am looking forward to having the Museo Italo Americano as a neighbor. I have been a big fan of the Museo since it first open it's doors, and most appreciate the historic influence to the city.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture. Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

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Thank you for your consideration of the Museo's request.

Sincerely,

A handwritten signature in blue ink that reads "Mark Cavagnew". The signature is written in a cursive, flowing style.

Subject: Re: Letter

Date: Tuesday, June 8, 2021 at 3:30:50 PM Pacific Daylight Time

From: Vince Fausone

To: Salgado, Rebecca (CPC)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I strongly support the Museo Italo Americano's request for an extension of time for the entitlements it secured the 940 Battery Street location. Vincent Fausone, Jr. M.D. Vice President of the Board, Museo Italo Americano.

On Jun 8, 2021, at 2:02 PM, Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org> wrote:

[San Francisco Property Information Map](#)

June 8, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

I am a longstanding member of the Museo Italo Americano board.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

"If we don't tell our stories, who will" is a question that has guided and inspired the Museo's work to highlight and promote the art, culture and achievements of Italian Americans. Although San Francisco and the entire state of California have been shaped significantly by the descendants of Italian immigrants, there are few spaces dedicated to these stories. Additionally, as the national conversation about immigration continues, the Museo believes the Italian American story is important to remember as it references many of the same themes we see in current policies and rhetoric aimed at other immigrant groups. Moreover, for many years Italian Americans suffered from damaging, negative stereotypes that were proliferated and cemented in popular culture. Thus, the Museo's arts and cultural priorities are focused on harvesting and telling stories through dynamic visual arts and cultural exhibits to shift the narrative about Italian Americans while also using these stories to express our common ground as Americans and human beings. Actions being taken to address these priorities include the Museo's Historical Archive Project that collects, catalogues and displays photos, documents and artifacts that tell the story of Italian immigration to California. The Museo also maintains a permanent collection of nearly 750 works of art including paintings, sculptures, photographs, and works on paper by prominent Italian and Italian American artists.

The ultimate manifestation of these priorities will be realized in the future home of the Museo at 940 Battery Street. The Museo has been planning a capital fundraising campaign since the building located at 940 Battery Street was donated from the estate of its longtime benefactor, Dr. Jerome Cocuzza, whose mother was born in San Francisco in 1889. Dr. Cocuzza's wishes were that the building would be used for the purposes of preserving and sharing Italian art and culture. At its future home, the Museo will install a new permanent exhibit honoring the contributions of Italian Americans that will also address some of the larger themes of assimilation and cultural identity. Through this process, the Museo will revive a long-vacant historic building, activate the neighborhood, and add to the impressive collection of art and cultural museums that honor the past, present and future of San Francisco and highlight its national and international importance.

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Thank you for your consideration of the Museo's request.

Sincerely,

Romana Bracco

Romana Bracco

June 7, 2021

Commissioners
San Francisco Historic Preservation Commission
49 S Van Ness Avenue
San Francisco, CA 94103

To Whom It May Concern,

I am submitting this letter of support for the Museo Italo Americano's future home at 940 Battery Street in San Francisco and its request for an extension of time for the entitlements it secured for the 940 Battery Street location.

I have been involved with the Museo for the past twenty years, first as a member and an Italian class student, and later, from 2009 until 2019, as the Museo's Curator. Though retired from this position I currently serve on the Board and as Chair of the Art Committee.

The mission of the Museo Italo Americano is twofold: to research, collect, and display works of Italian and Italian American artists, and to promote educational programs for the appreciation of Italian art, history and culture, thereby preserving the heritage of Italian Americans for future generations.

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Thank you for your consideration of the Museo's request.

Sincerely,

Mary Serventi Steiner

Subject: Re: 940 Battery St
Date: Tuesday, June 8, 2021 at 3:50:06 PM Pacific Daylight Time
From: Salgado, Rebecca (CPC)
To: Rebecca Salgado

From: Harvey Hacker
Date: Tuesday, June 8, 2021 at 3:40 PM
To: Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org>
Cc: Busvan Company, Michael Busk
Subject: FW: 940 Battery St

Dear Rebecca

To clarify email below: Please send to HPC attachments to this message along the following statement:

900 and 940 Battery Street comprise a single structure. Since this is all one building (per attached plans), historic preservation concerns must include compatibility of proposed changes with entire structure. To date, no drawings submitted by applicant demonstrate such compatibility and, on those grounds, owner of 900 Battery Street contests renewal of COA, which he believes was issued based upon incomplete evidence.

Thanks for your help,
Harvey

Harvey Hacker Architects
1440 Montgomery St #22
San Francisco 94133
415.699.5986
harvey@harveyhacker.com



October 11, 2018

Harvey Hacker
Harvey Hacker Architects
344 Harriet Street, Suite 101
San Francisco, CA 94103

2018.081S

Subject: **900 Battery Street, San Francisco, CA 94111**
BUILDING CONTINUITY, 900 AND 940 BATTERY STREET

Dear Harvey:

We have reviewed original construction drawings of 900 Battery Street and made a site visit to the property to determine if the two buildings designated as 900 Battery Street and 940 Battery Street are structurally a single building. We have also reviewed schematic design drawings of the Museo Italo Americano project proposed for 940 Battery Street to understand the proposed project's impact on 900 Battery Street. The reviewed drawings include:

Drawing Title, Year, Author	Drawing Sheets	Drawing Information
No title, no year, no author. Appear original to building's construction.	Sheet numbers 1 thru 6, (6) sheets total.	Combined structural, architectural, electrical, and plumbing plans, elevations, sections, and details. Drawings show the design of a two story building over a full basement measuring 183'-4"x137'-6".
<u>Alteration & Addition to Two Story & Basement Class C Building</u> , May 27, 1938, W.D. Peugh Architect.	Sheets A-1 thru A-5, S-1 thru S5, ME-1 thru ME-4, (14) sheets total.	Architectural, structural, and mechanical plans, elevations, sections, and details. Drawings show alterations to the above noted building and an added third floor over the entire building plan.
<u>Museo Italo Americano, 940 Battery Street</u> , Historic Preservation Set, Revised Schematic Design, February 27, 2017, Mark Cavagnero Associates Architects.	Sheets S1.1 thru S2.6, (15) sheets total	Structural plans and elevations. Drawings show alterations to 940 Battery Street including demolition of the third floor and roof and replacement with third, fourth, and fifth (roof) floors and penthouse.

We visited 900 Battery Street with you on August 28, 2018, to observe the building's construction and compare its construction to that shown of the above noted drawings. We observed the building's exterior along Vallejo Street and Battery Street, including 940 Battery Street's west elevation, and all interior levels and the roof at 900 Battery Street. During our site visit we noted the following:

1. The south elevation along Vallejo Street matches that shown on the 1938 drawing sheet A-1.
2. The west elevation along Battery Street including 900 Battery Street and 940 Battery Street matches that shown on the 1938 drawing sheet A-1.
3. The roof plan matches that shown on the 1938 drawing sheet A-1.

4. Basement retaining walls along Vallejo and Battery streets match those shown on the original drawing sheet 1 and the 1938 drawing sheets A-2 and S-1.
5. The structural framing at the basement, first, second, and third floors matches that shown on the original and 1938 drawings, including sizes and locations of structural posts, girders, floor sheathing, and locations and configurations of concrete bearing walls and openings in these walls.
6. A concrete bearing "party" wall shown on all original and 1938 drawing plan sheets separates the two properties. We observed the east face of the bearing wall as this is the side interior to 900 Battery Street. This wall has a haunch, or continuous corbel, supporting floor sheathing, consistent with original drawing sheet 4.
7. Openings in a concrete bearing "party" wall separating the two buildings are filled with concrete, consistent with the 1938 drawing sheets A-2, A-3, and A-4. These openings occur at the basement, first, and second floors.

Based on our onsite review, it is our professional opinion that the original and 1938 building drawings provide a reliable representation of the building's construction, and that 900 and 940 Battery Street are structurally a single building. Based on this conclusion it is our professional opinion that structural alteration to 940 Battery Street, and particularly seismic alteration, must consider 900 Battery Street in its analysis and design.

Please do not hesitate to call if you have any questions.

Sincerely,

RUTHERFORD + CHEKENE

A handwritten signature in black ink, appearing to read 'Alan Kren'.

Alan Kren, SE
Associate Principal

January 24, 2019

Mark Schiavenza
Museo Italo Americano
2 Marina Blvd. Fort Mason Center, Bldg C
San Francisco, CA 94123

Re: 900 and 940 Battery Street, San Francisco, CA 94111
Building Continuity, 900 and 940 Battery Street
TSE Job No. 2014,020.01

Dear Mark,

We are writing in response to a letter authored by Rutherford and Chekene on behalf of Harvey Hacker Architects dated October 11, 2018. The letter states "Based on our onsite review, it is our professional opinion that the original and 1938 building drawings provide a reliable representation of the building's construction, and that 900 and 940 Battery Street are structurally a single building. Based on this conclusion, it is our professional opinion that structural alteration to 940 Battery Street, and particularly seismic alteration, must consider 900 Battery Street in its analysis and design."

Upon receipt of Rutherford and Chekene's letter in October of 2018, our office requested a copy of the existing drawings described in their letter and has subsequently had a chance to review them. We have not, however, performed our own site observation visit of 900 and 940 Battery Street for the purpose of confirming that the current construction matches that shown in the original and 1938 building drawings. From our review of the supplied drawings and based upon Rutherford and Chekene's professional opinion that the drawings "provide a reliable representation of the building's construction", we concur with Rutherford and Chekene's conclusion that the two properties appear to function structurally as one single building.

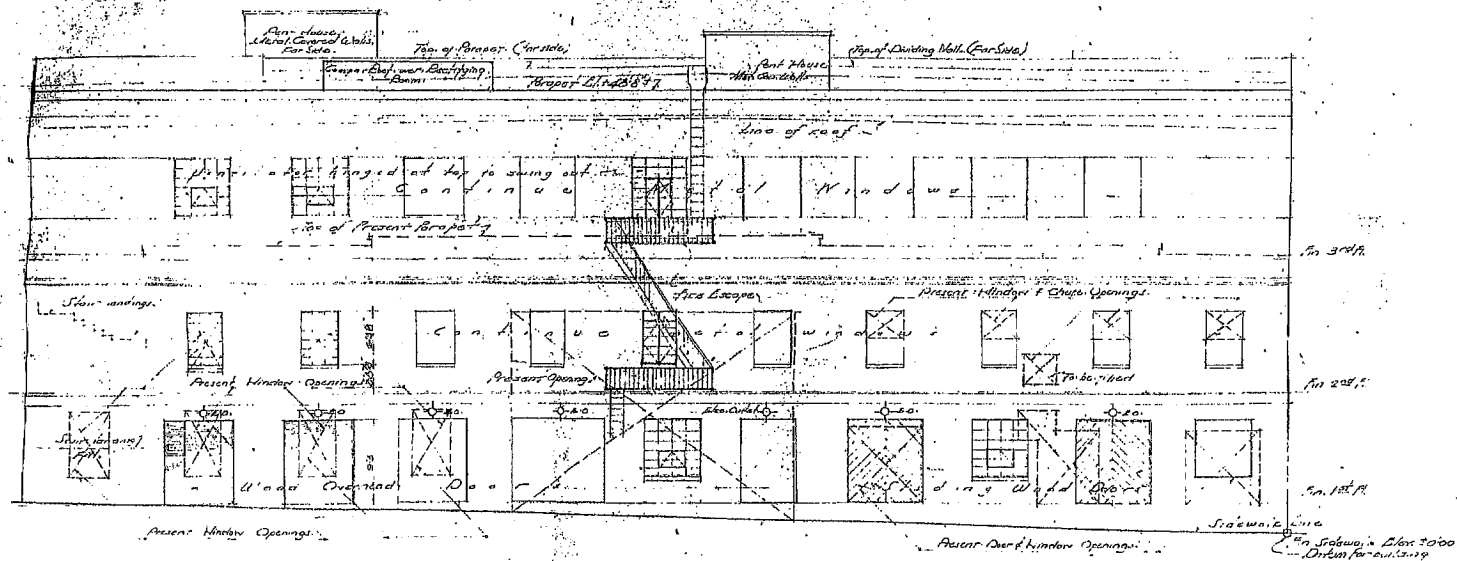
As the proposed structural alteration to 940 Battery Street progresses beyond the schematic phase, as currently presented in the "Museo Italo Americano, 940 Battery Street Historic Preservation Set-Revised Schematic Design", dated February 27, 2017, the structural design and analysis of both the gravity and lateral force resisting systems will take the two properties structural relationship as one single building into account. Additionally, as TSE further develops the structural systems for the proposed 940 Battery Street alteration, we will provide design deliverable progress drawings at periodic intervals to Rutherford and Chekene, in their role as the structural engineer representing 900 Battery Street, for their review and comment.

Sincerely,

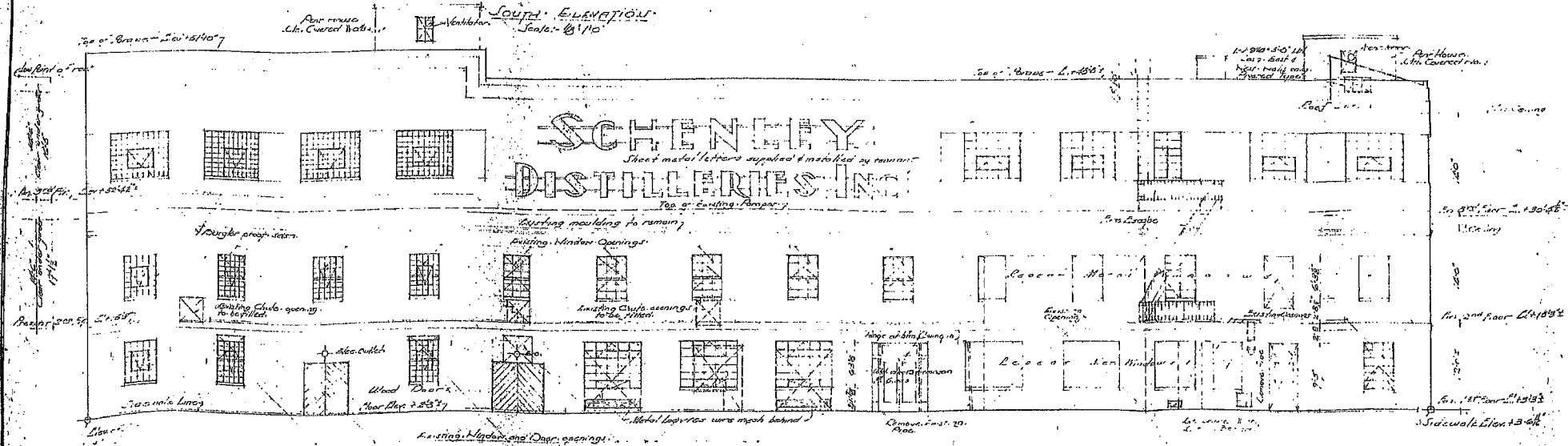


Gina M. Carlson, SE
Associate
Tipping Structural Engineers

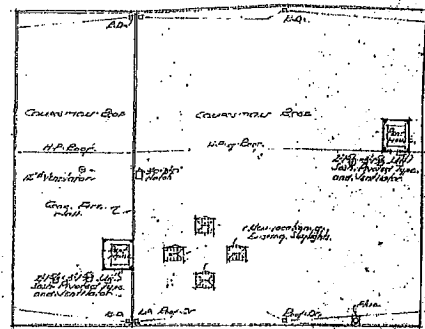
14020-01 Building Continuity-900 and 940 Battery Street.odt



VALLEJO ST. ELEVATION



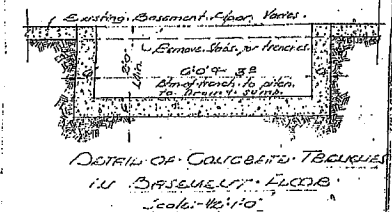
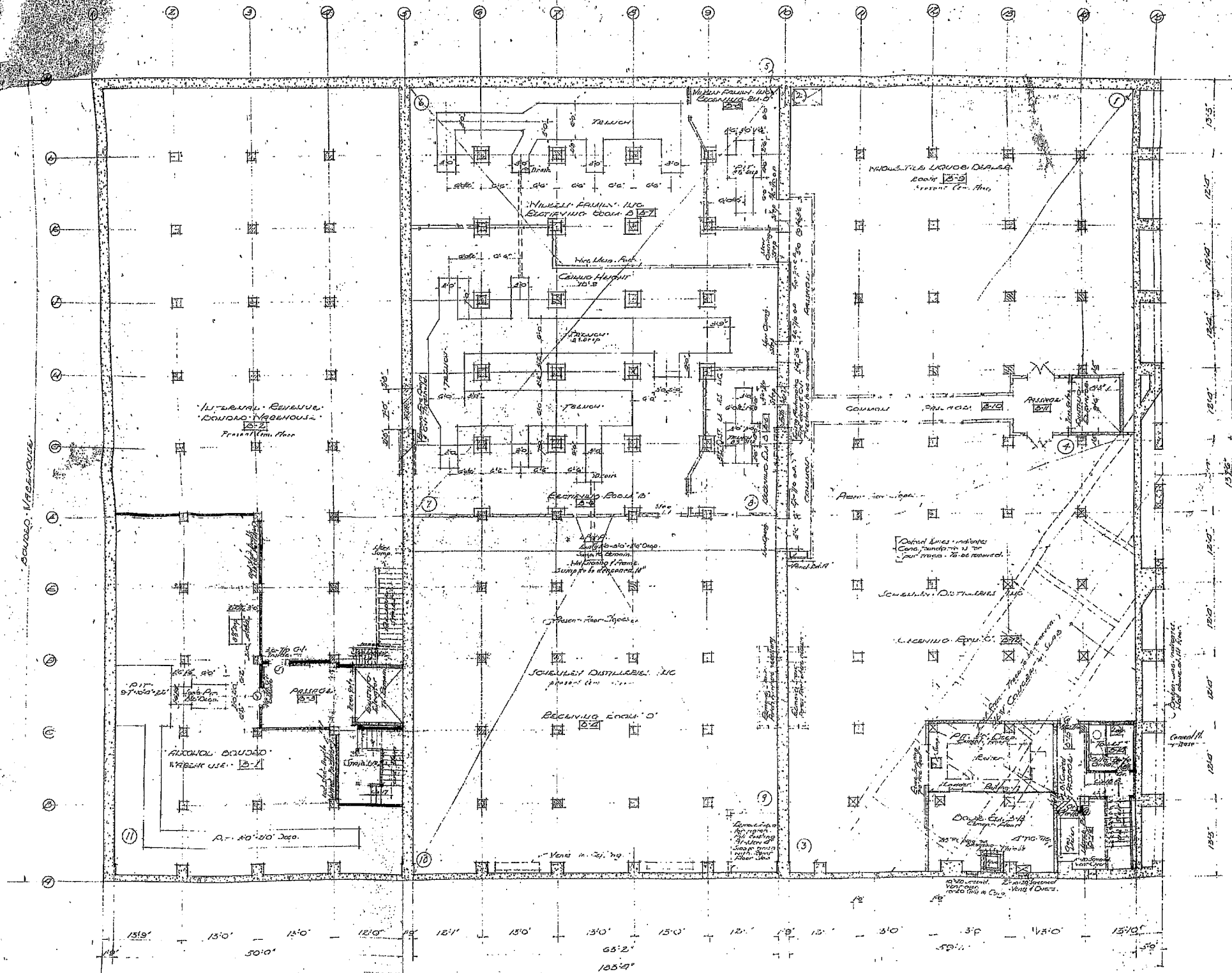
BATTERY ST. ELEVATION



Location of building
Scale 1/4" = 100'
Approx. location of Sun. Road.

ELEVATIONS
ALTERATION/ADDITION TO TWO
STORY BUILDING - CLAY CUDG
NE CORNER, BATTERY VALLEJO ST. - SAN FRANCISCO
THE LUDIE COMPANY
W.D. PEUGH
ARCHITECT
131 MONTGOMERY STREET
SAN FRANCISCO

10-14

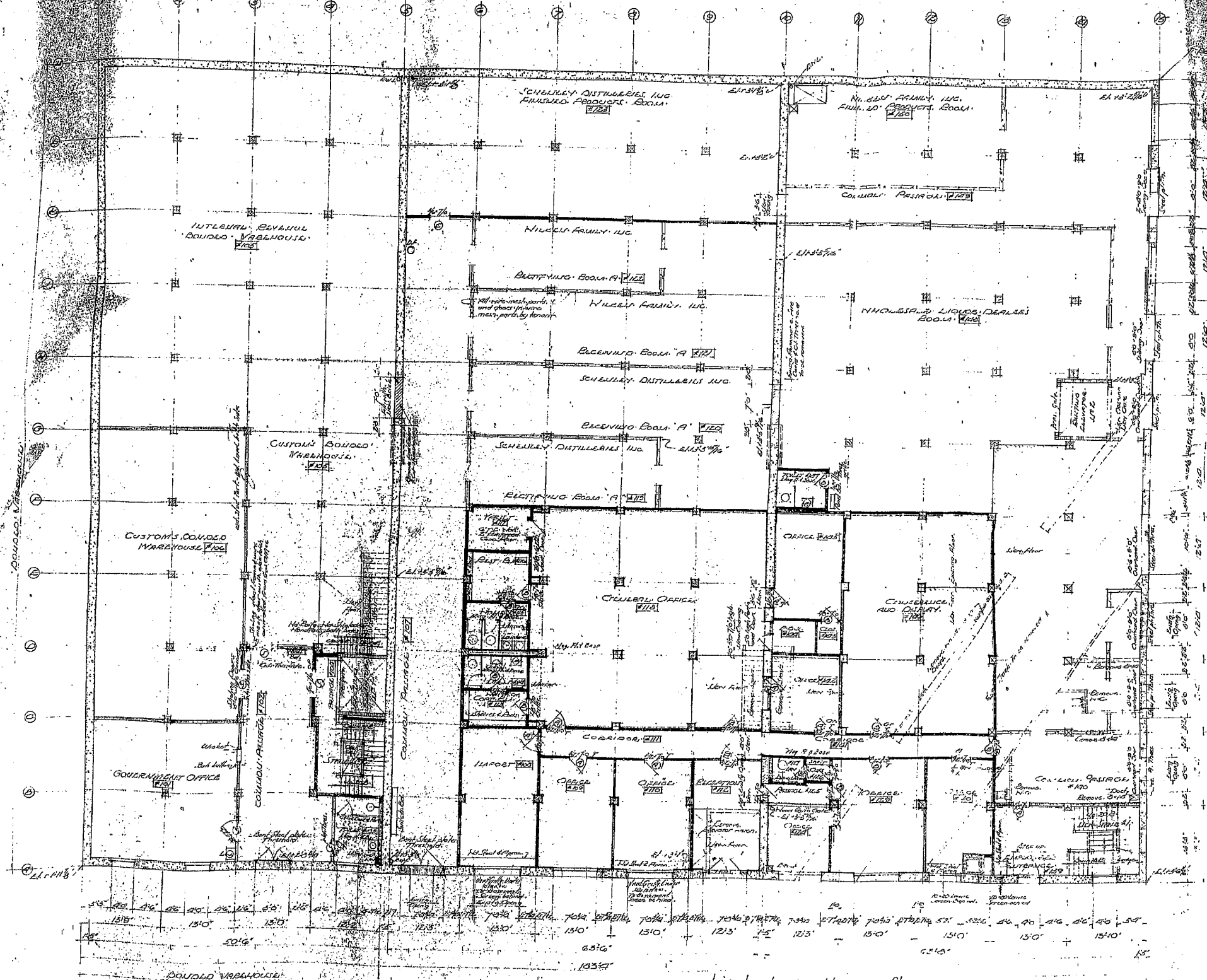


- NOTE:
Numbers shown thus (1) on interior of plan indicate height from finish to underside of finished floor above as shown in schedule.
- | | |
|---------------|----------------|
| (1) 8'-2 1/4" | (7) 8'-10" |
| (2) 8'-3 3/8" | (8) 8'-10" |
| (3) 8'-5 1/4" | (9) 9'-4 3/4" |
| (4) 8'-7" | (10) 9'-5 1/4" |
| (5) 10'-0" | (11) 8'-11" |
| (6) 10'-0" | |

BASEMENT PLAN
Scale 1/4" = 1'-0"

- LEGEND:
- Existing Structure to be removed as noted.
 - New Partitions.
 - New Partitions by Tenant.
 - Existing Partitions by Tenant.
 - Existing Partitions by Tenant.
 - Existing Partitions by Tenant.

BASEMENT FLOOR PLAN
ALTERATION & ADDITION TO TWO
STORIES BASEMENT BUILDING
THE SHIPYARD DISTRICT
AUGUST 1930
W. D. PEUGH
ARCHITECT
332 MONTGOMERY STREET
SAN FRANCISCO



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

Light Ceiling over Office Area to be striped with 1" x 2" strips 2'0" o.c.

Live Load = 250 lb per sq. ft.
Uniformly distributed

BATTERY STREET

LEGEND:

- Removal of partitions, etc. to be removed
- Removal of partitions, etc. to be removed or to be altered as noted
- New Partitions
- New Lvl. Partitions & Doors by others
- Openings to be made

DETAILS

- 1. Sliding Door
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- 99. Sliding Door
- 100. Sliding Door

FIRST FLOOR PLAN

ALTERATIONS & ADDITIONS TO TWO-STORY BAYMENT CLAY COLOG

W. D. PEUGH ARCHITECT

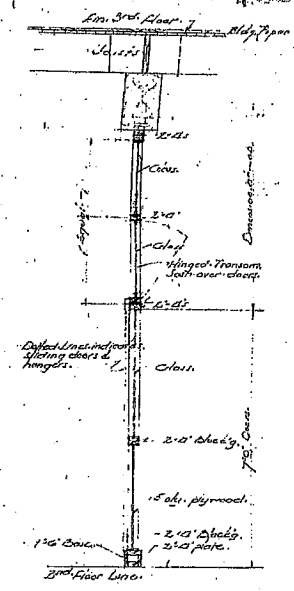
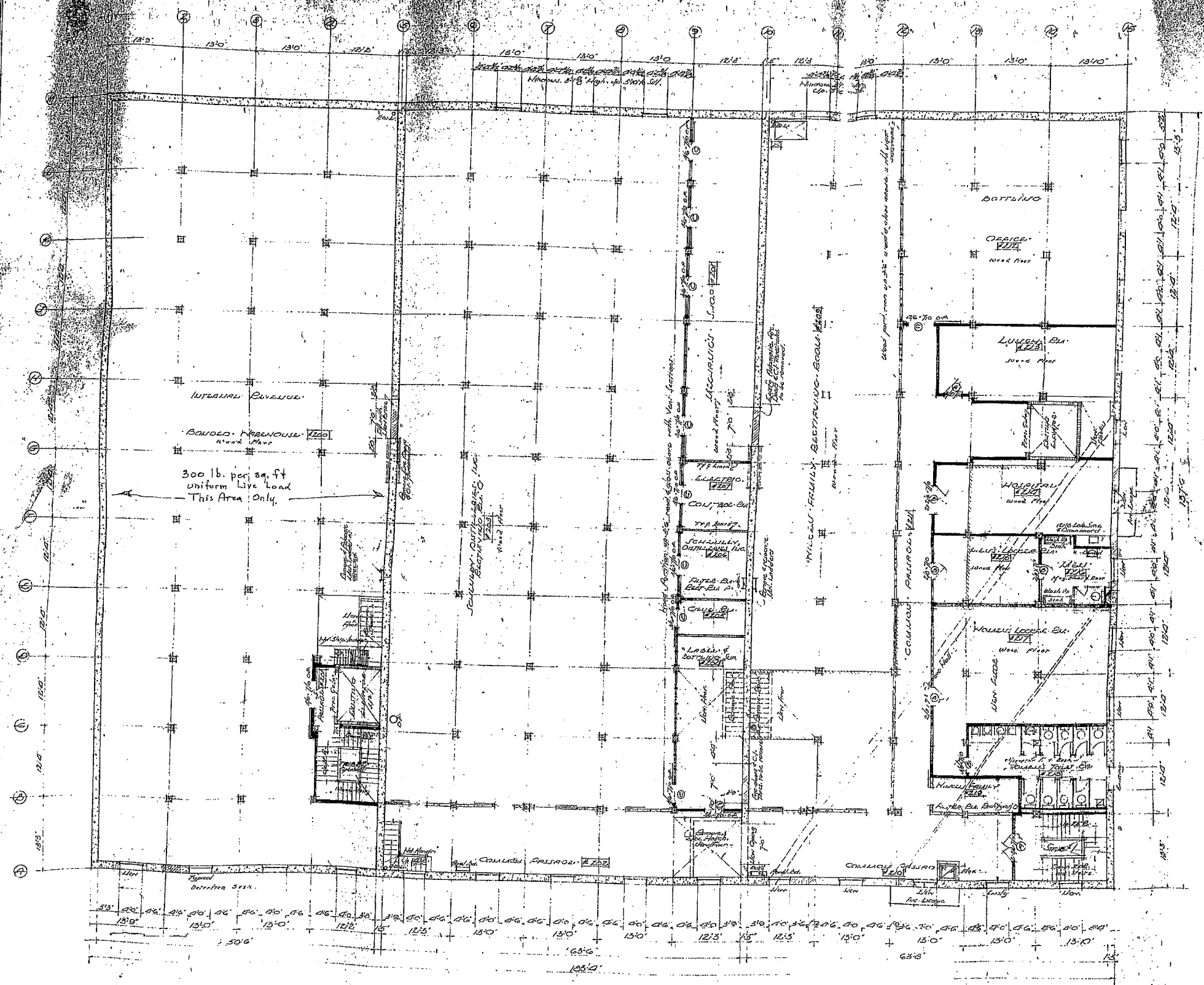
333 MONTGOMERY STREET
SAN FRANCISCO, CALIF.

REVISED
April 21, 1938

W. D. PEUGH
ARCHITECT
333 MONTGOMERY STREET
SAN FRANCISCO, CALIF.

REVISION
April 21, 1938

REVISION
April 21, 1938



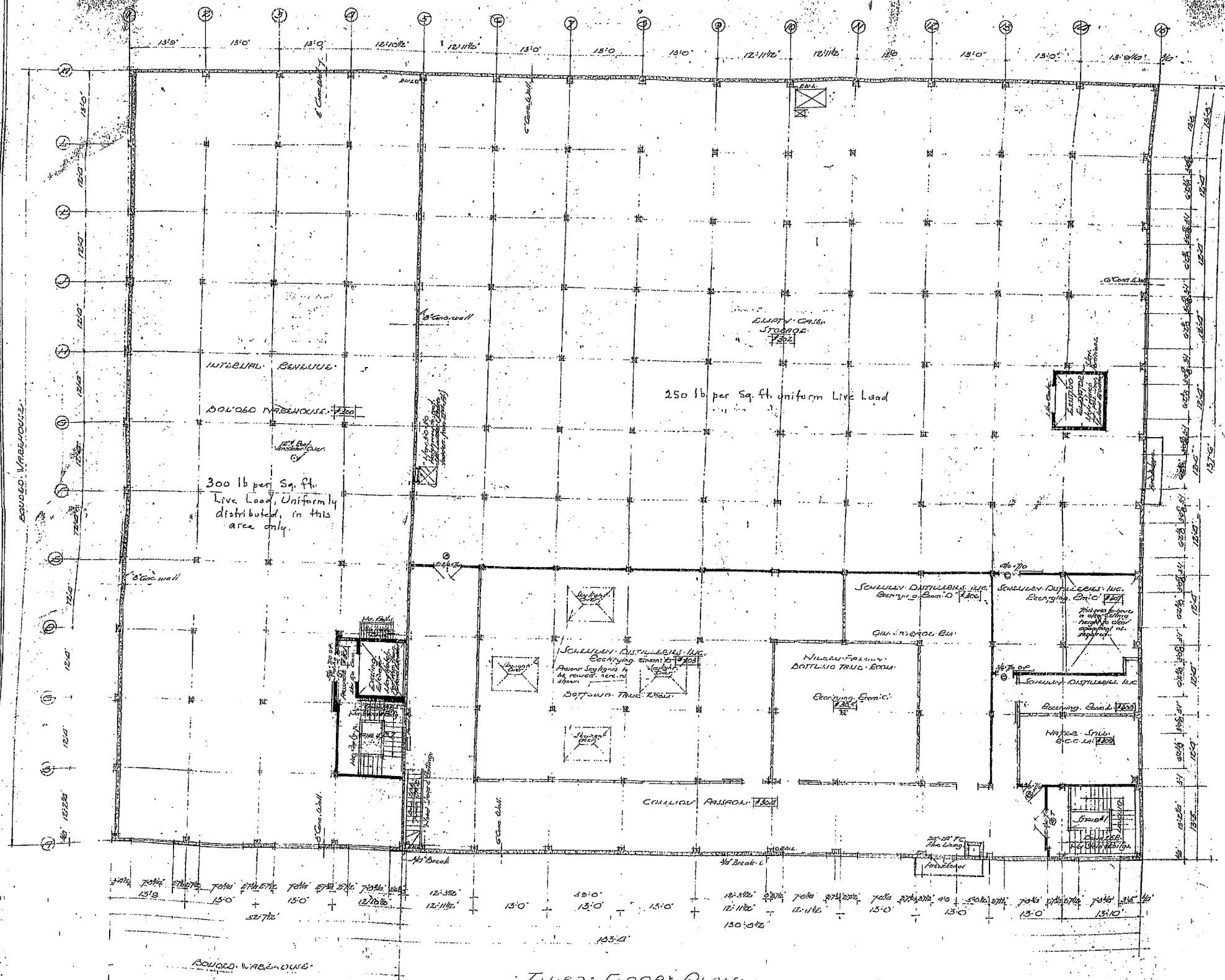
1/2" SCALE DETAIL OF
WOOD CLIP PARTITION

SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

250 lb. per sq. ft. uniform live load

SECOND FLOOR PLAN
ALTERATION & ADDITION TO TWO
STORY FRAME CLASCO BLDG
W. D. PEUGER ARCHT. & VALUE CO. SAN FRANCISCO, CALIF.
THE LURIE COMPANY
W. D. PEUGER ARCHT.
733 MONTGOMERY STREET
SAN FRANCISCO
REVISOR
A-4





THIRD FLOOR PLAN

Scale - 1/8" = 1'-0"

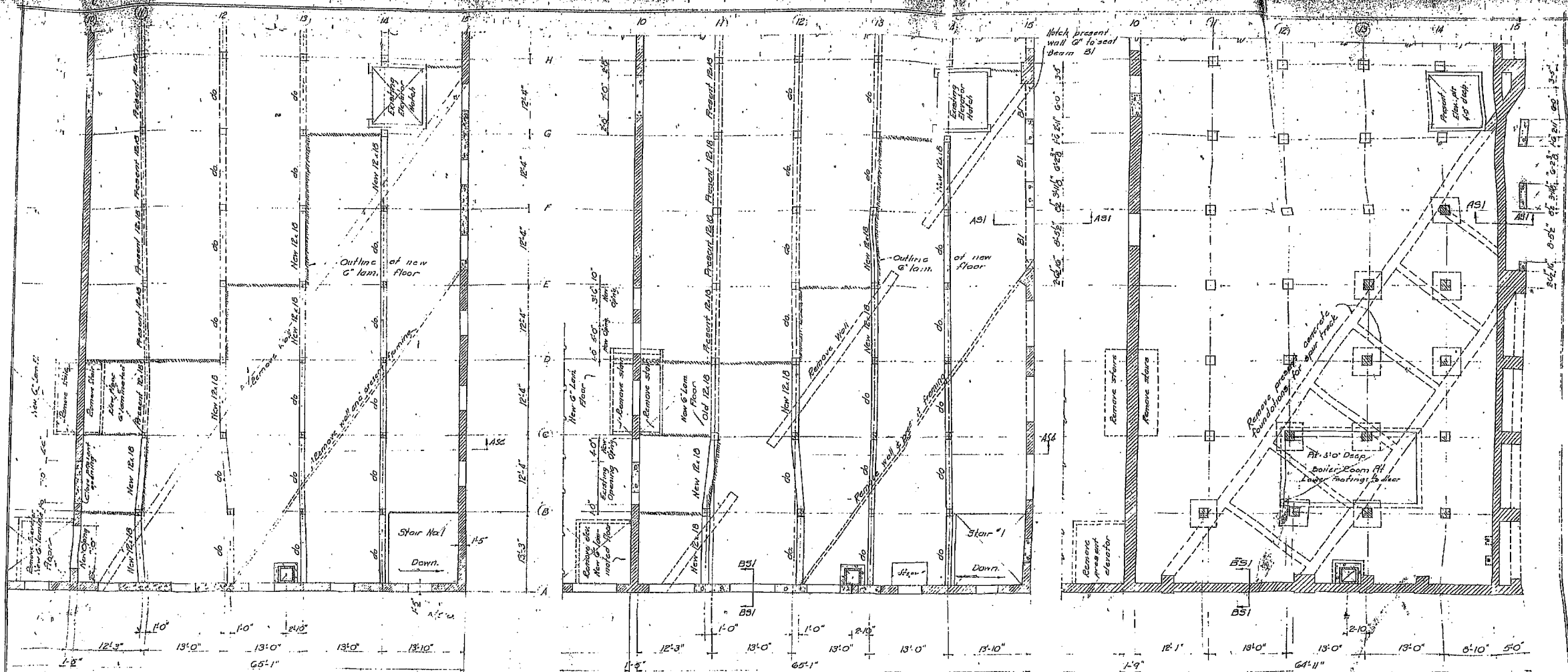
Notes: All work on this floor is new work.



LEGEND

- New Partitions
- New Partitions by Tenant
- Doors in New Partitions by Tenant

THIRD FLOOR PLAN
ALTERATION & ADDITION TO TWO
STORY & BASEMENT CLAY CO. BLDG.
NEIGOLD, BENTLEY & WALLACE CO. SAN FRANCISCO
THE LURIE COMPANY
W. D. PEUGH
ARCHITECT
238 MONTGOMERY STREET
SAN FRANCISCO
A-5



PART SECOND FLOOR FRAMING

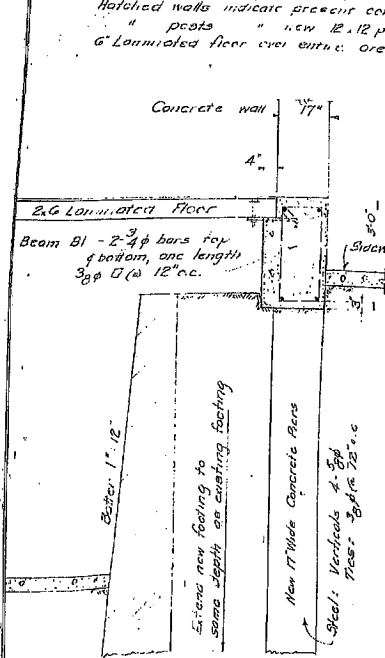
Notes: For remainder of plan see Architectural Drawings
Hatched walls indicate present concrete walls
" " " " new 12x12 posts
6" Laminated floor over entire area

PART FIRST FLOOR FRAMING

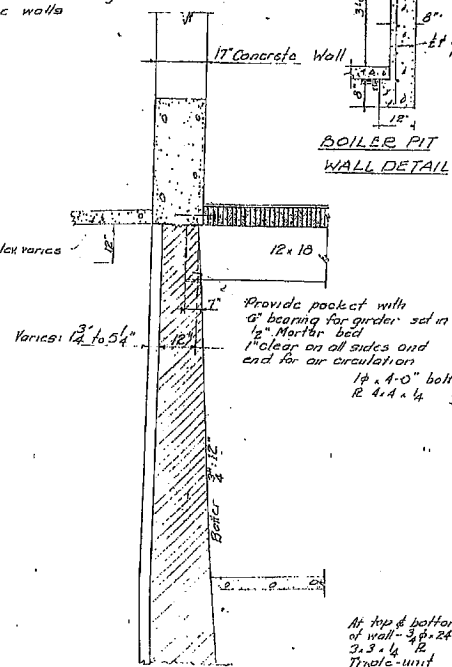
Notes: For remainder of plan see Architectural Drawings
Hatched walls indicate present concrete walls
" " " " new 14x14 posts
6" Laminated floor over entire area

PART BASEMENT & FOUNDATION PLAN

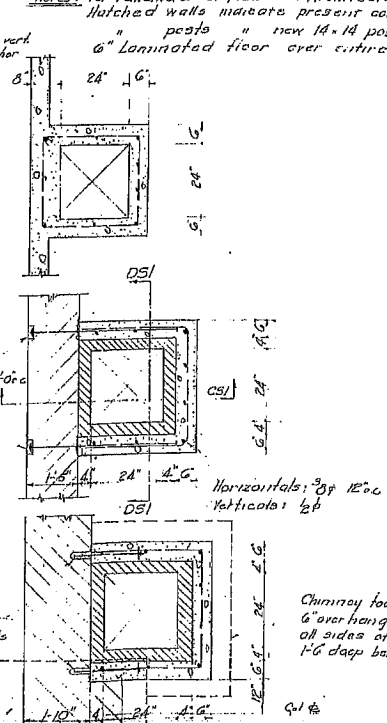
Notes: For remainder of plan see Architectural Drawings
Hatched walls indicate present concrete walls
" " " " new 16x16 posts
Present footings not shown, new footings indicated
4" Concrete slab over entire area.



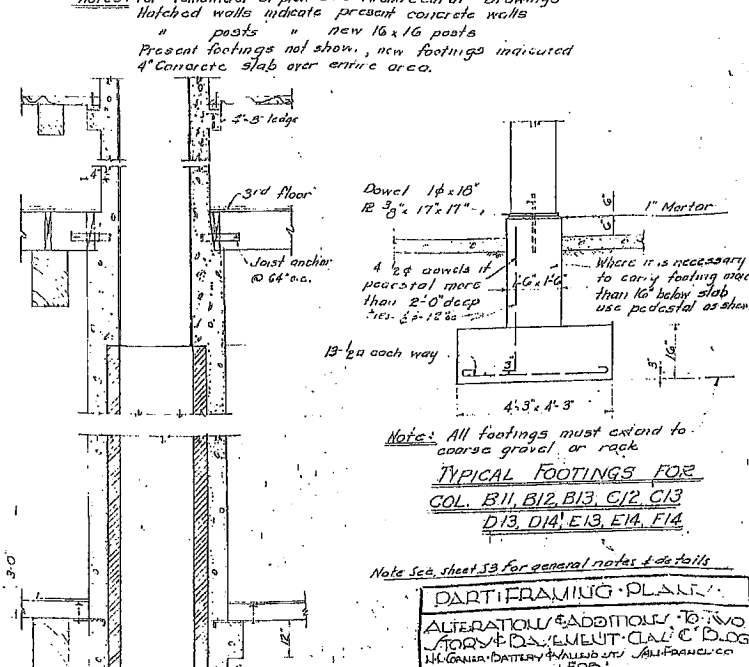
SECTION AS1



SECTION BS1



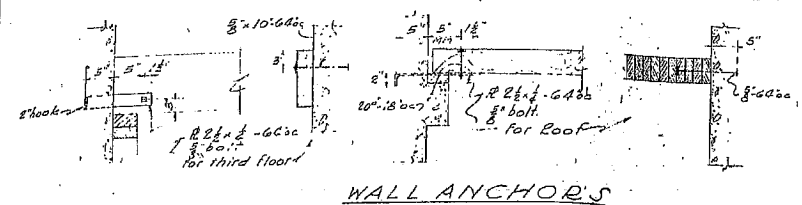
SECTION CS1



SECTION DS1

DATE May 27, 1930
REVISION
W. D. PEUGH
ARCHITECT
233 MONTGOMERY STREET
SAN FRANCISCO

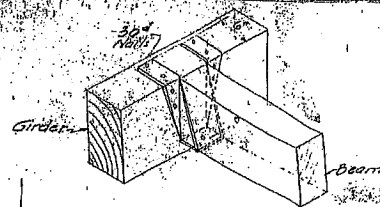
SCALE
SHEET NO. 1



THIRD FLOOR FRAMING

Scale 1/4\"/>

Note: All joists 3-12-16 unless noted. * Common (Contractor may substitute 2-12-12 selected structural for NonCommon 3-12-16*)
 H indicates metal hanger (see detail)
 DL " double joist



BEAM HANGER

Beam Size of plate
 8x10-8x12 3x
 12x12 2x

General Notes

Concrete 2,000 lbs.
 Reinforcing in all walls shall be 4-#12s each way at 2' of the walls. At all wall intersections extend horizontal bars as far as possible and bend 2'-0\"/>

Reinforce all columns with 4-#4 tied with 1/2\"/>

Where new concrete is poured against existing concrete, the surface shall be chipped and thoroughly cleaned, and wet.
 Where present openings are to be filled with concrete, concrete shall be poured to within 2\"/>

All wood framing penetrating concrete shall be given two coats of preservative for a distance back 12\"/>

Holes for bolts shall be drilled not less than 1/8\"/>

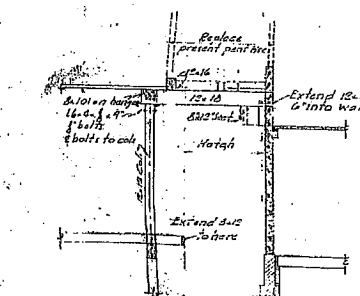
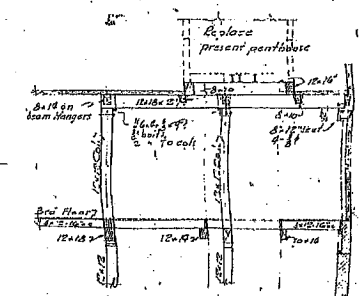
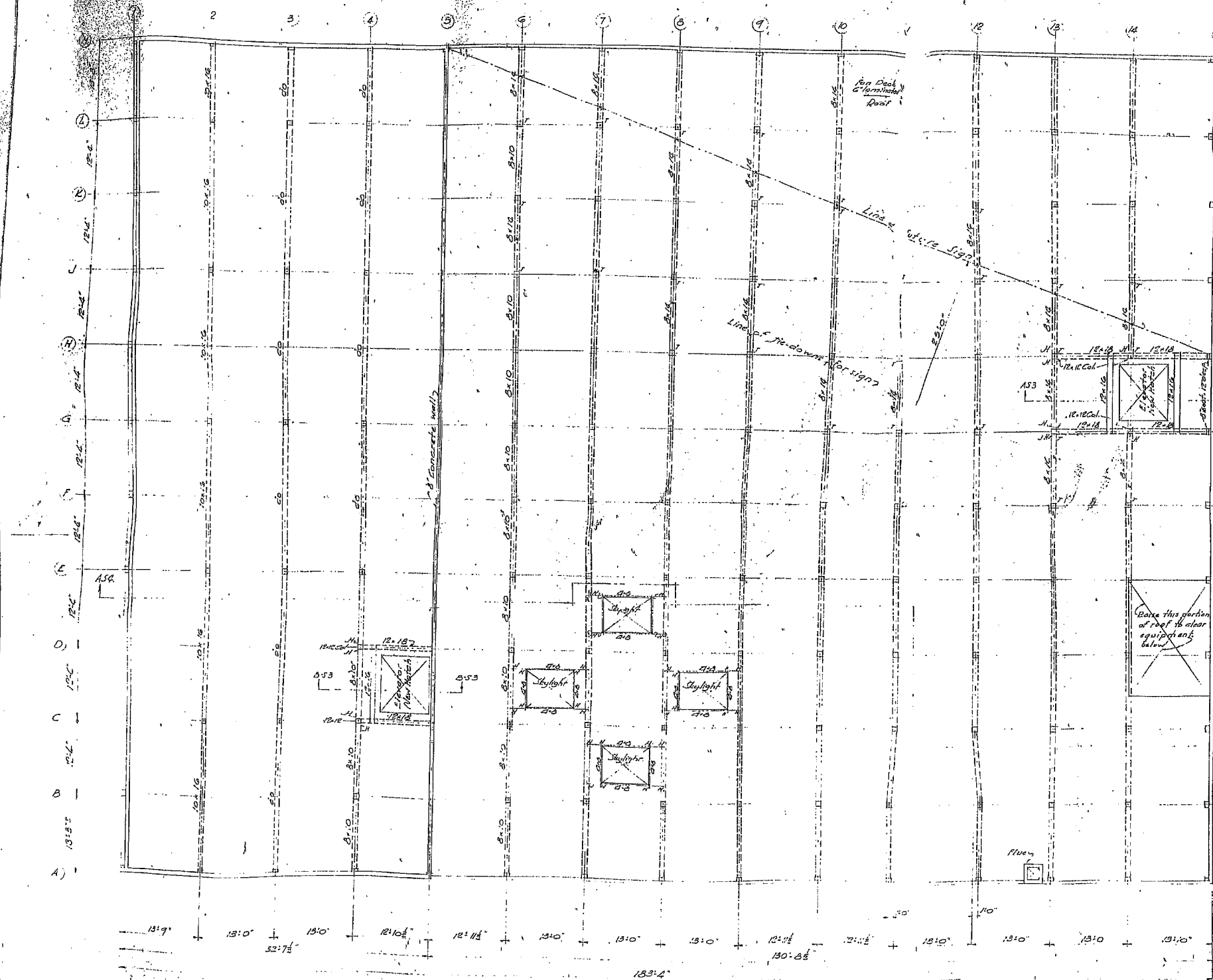
3\"/>

THIRD-FLOOR FRAMING

ALTERATIONS & ADDITIONS TO TWO STORY BASEMENT CARS BLDG
 NE CORNER BATTERY & VALLEJO STS. SAN FRANCISCO

THE LURIE COMPANY

W. D. PEUGH
 ARCHITECT
 333 MONTGOMERY STREET
 SAN FRANCISCO

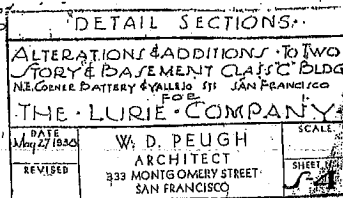


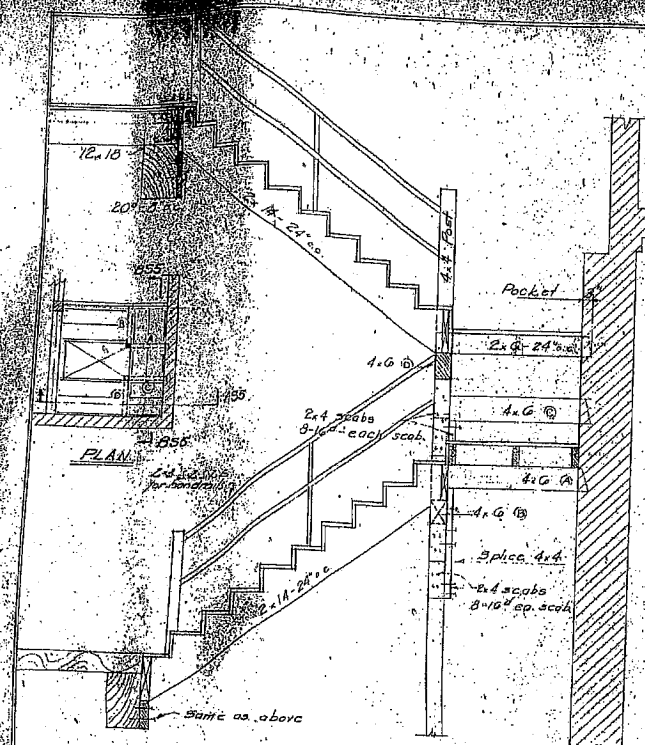
ROOF FRAMING PLAN

Roof beams 8'-10" unless noted
Roof sheathing 2x3 laminated. Contractor
may reuse any lumber, subject to the approval of the architect.
At points where beam beams shall be fixed beam
in steel and end of trusses as per detail.

ROOF FRAMING PLAN	
ALTERATIONS & ADDITIONS TO TWO STORY BASEMENT CLASS BLDG 332 GARDEN BATTERY & VALLEJO STS. SAN FRANCISCO 1906	
THE LURIE COMPANY	
DATE May 1933	W. D. PEUGH ARCHITECT 332 MONTGOMERY STREET SAN FRANCISCO
REVISION	SCALE SHEET 53

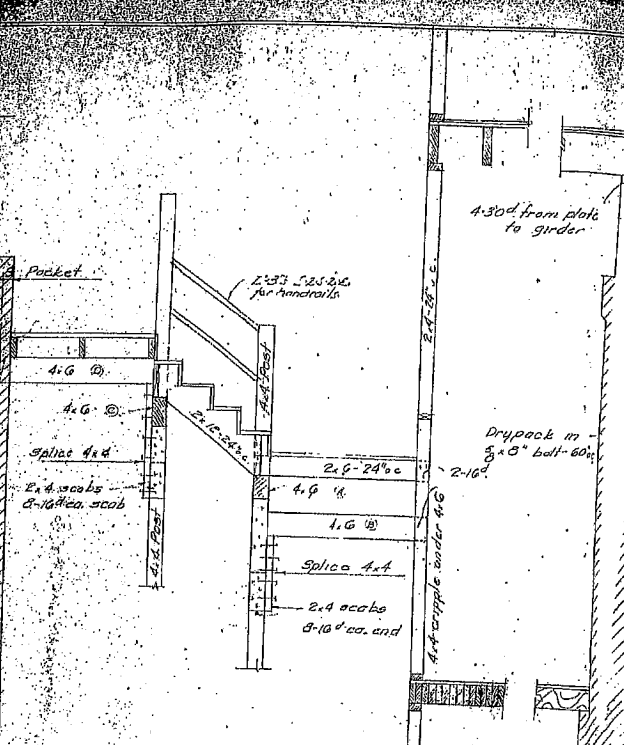




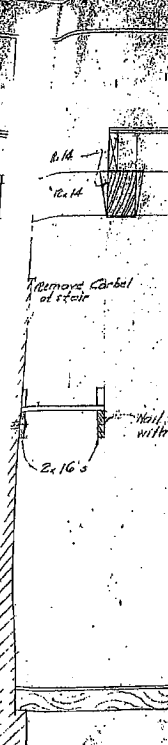


SECTION A55

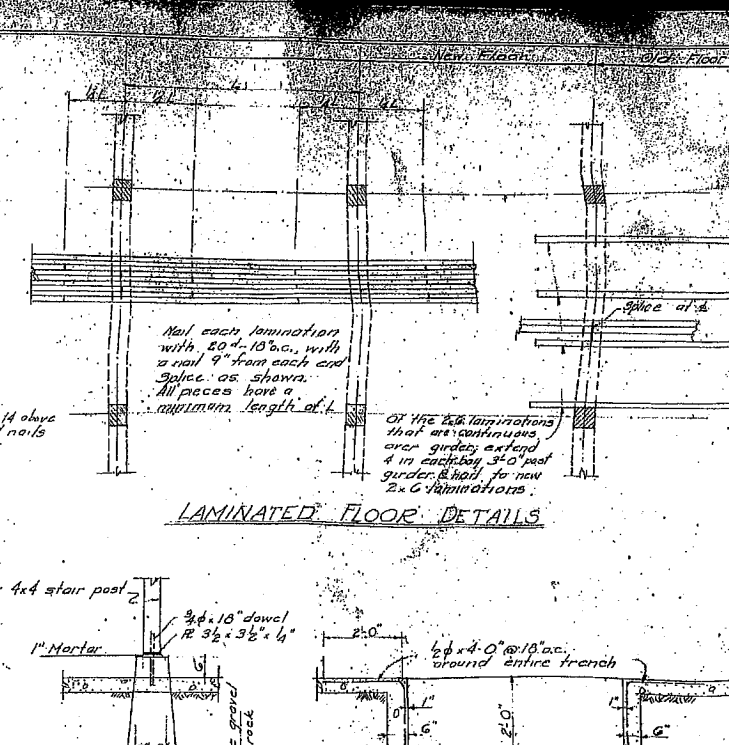
STAIRS #1 TYPICAL DETAILS



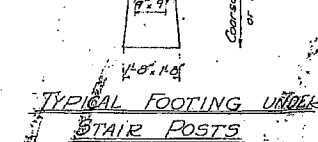
SECTION B55



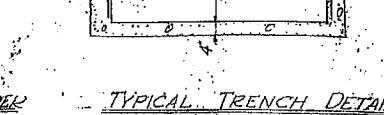
SECTION C55



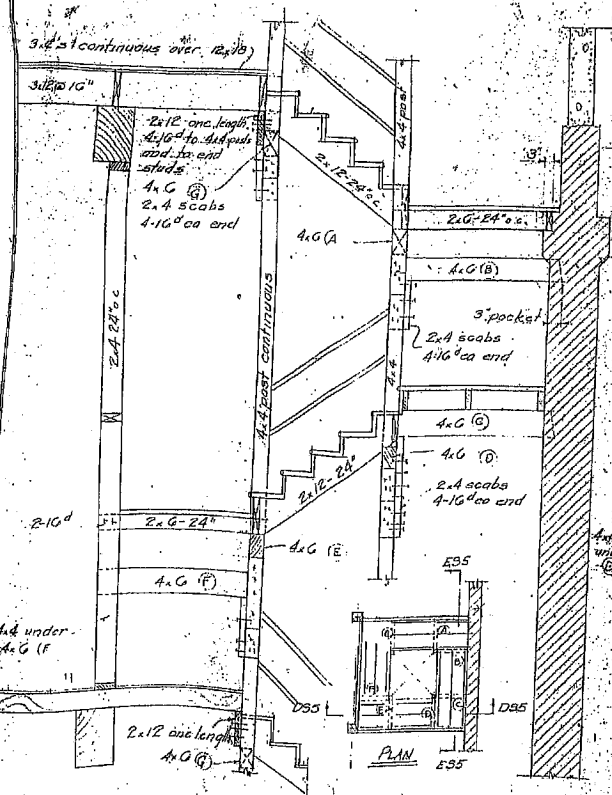
LAMINATED FLOOR DETAILS



TYPICAL FOOTING UNDER STAIR POSTS



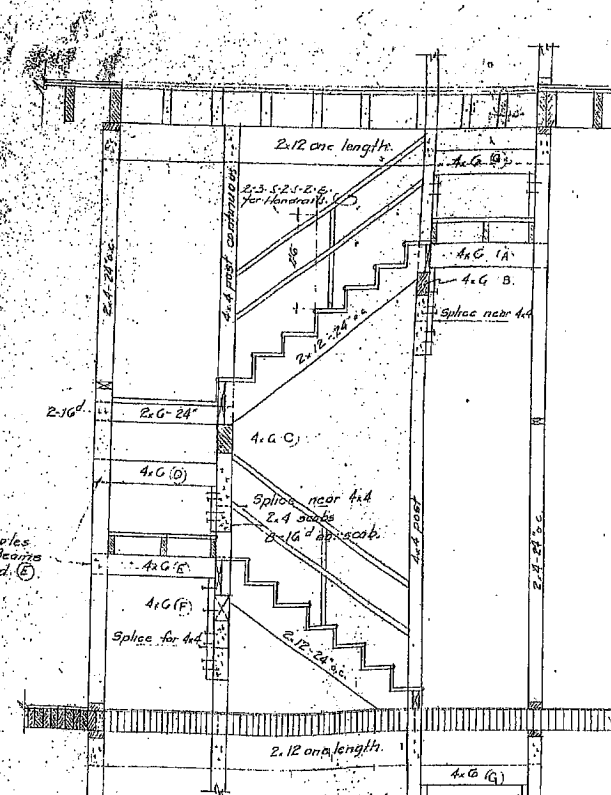
TYPICAL TRENCH DETAIL



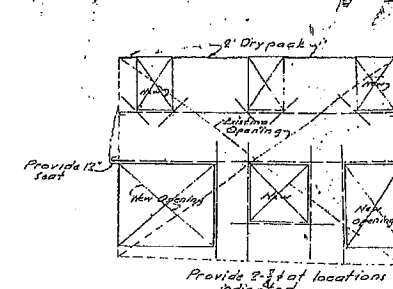
SECTION D55

STAIRS #2 TYPICAL DETAILS

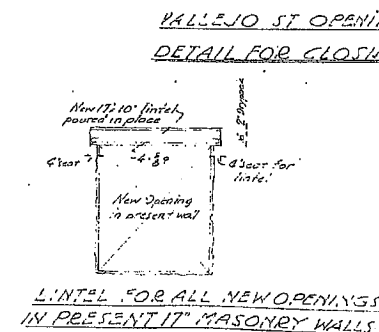
Note: See Architect's plans for details of railings, handrails and their layout. Contractor may submit alternate stair design for Architect's approval.



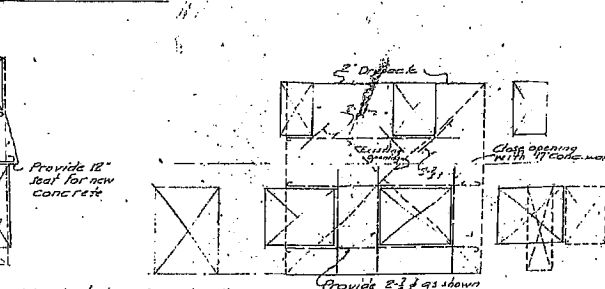
SECTION E55



VALLEJO ST OPENING

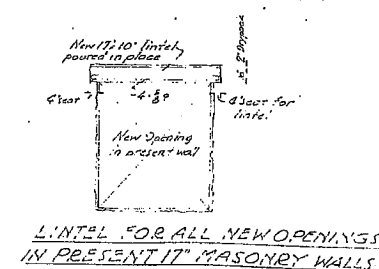


DETAIL FOR CLOSING WALL OPENINGS AT R.R. SIDING

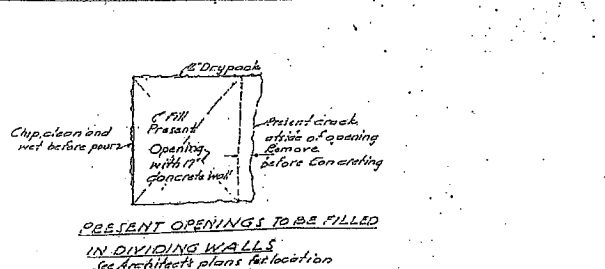


BATTERY ST OPENING

DETAIL FOR CLOSING WALL OPENINGS AT R.R. SIDING

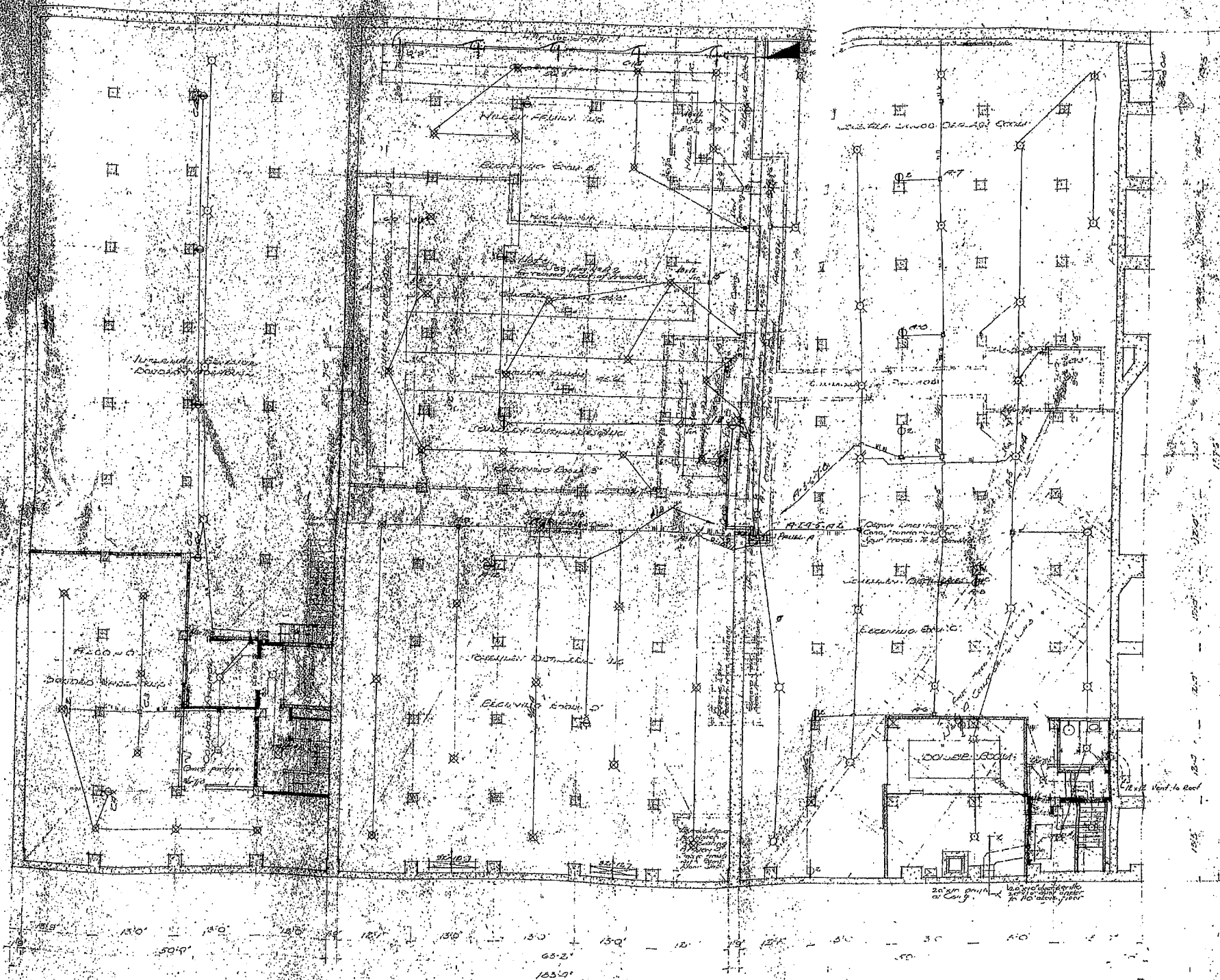


LINTEL FOR ALL NEW OPENINGS IN PRESENT 17\"/>



PRESENT OPENINGS TO BE FILLED IN DIVIDING WALLS

DETAILS	
ALTERATIONS & ADDITIONS TO TWO STORY BASEMENT CLASS B BLDG. N.E. CORNER BATTERY & VALLEJO ST. SAN FRANCISCO	
THE LURIE COMPANY	
DATE Nov. 27, 1930	SCALE 1/4\"/>
REVISIONS	W. D. PEUGH ARCHITECT 333 MONTGOMERY STREET SAN FRANCISCO
SHEET NO. 3	



B-12607. D. 1945
Scoria 18th, 19th

Eastern Shore of Virginia

Map showing the Eastern Shore of Virginia, including major cities like Norfolk, Portsmouth, Chesapeake, and Virginia Beach. The map is drawn on a grid of latitude and longitude lines.

Notes: 1. Eastern Shore of Virginia 2. Chesapeake Bay 3. Norfolk 4. Portsmouth 5. Virginia Beach 6. Chesapeake

DATE: 05-05-2010

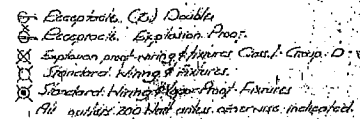
BY: [Signature]

05-05-2010

[illegible]

67 Parasitic (L. Double
 68 Ecocycle. Expansion Pro-
 69 Expansion, and Wiring of Features - Class. 1
 70 Standard Wiring of Features. Group D
 71 Standard Wiring of Vector Pro. Features
 72 All outliers 200 kbit unless otherwise
 73 indicated.

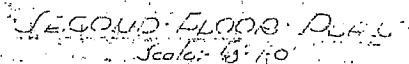
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May 27 1936
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First Floor 244

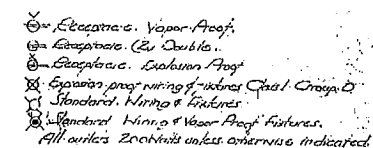
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- Δ = Eucastore Vapor. Prog.
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 = Eucastore Ephraim. Prog.
~~X~~ = Eucastore prog. ring & phorus Glac. Only O
 = Standard Wiring & Features
 = Standard Wiring Vapor Prog. Features
 All units: Zootat unies. alternate. soj. etc.

SECOND FLOOR PLANT
ATTENTION: THE BAPTIST CHURCH
1015 N. 1ST AVE. NINTH ST. CORNER
U.S. COURIER BATTLE - 2ND FLOOR - 1ST - 2ND FLOOR - 1ST - 2ND FLOOR
THE LUDIE COMPANY
W. C. PILLER
APRIL 1952
9TH MONTHS - 1952
WYOMING CO.



Scale - 1/4" = 1' 0"

X/oto - All back on the front is done p. 10

[illegible]

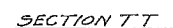
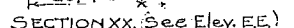
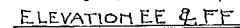
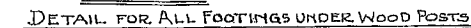
ALTERATION IN PAUCTION TO TWO
 100% A PAUCTION TO TWO
 100% A PAUCTION TO TWO

THE LARIE COMPANY

100-11938
 May 27 1938
 W. D. PEURCH
 ARCHITECT

24-11-1963

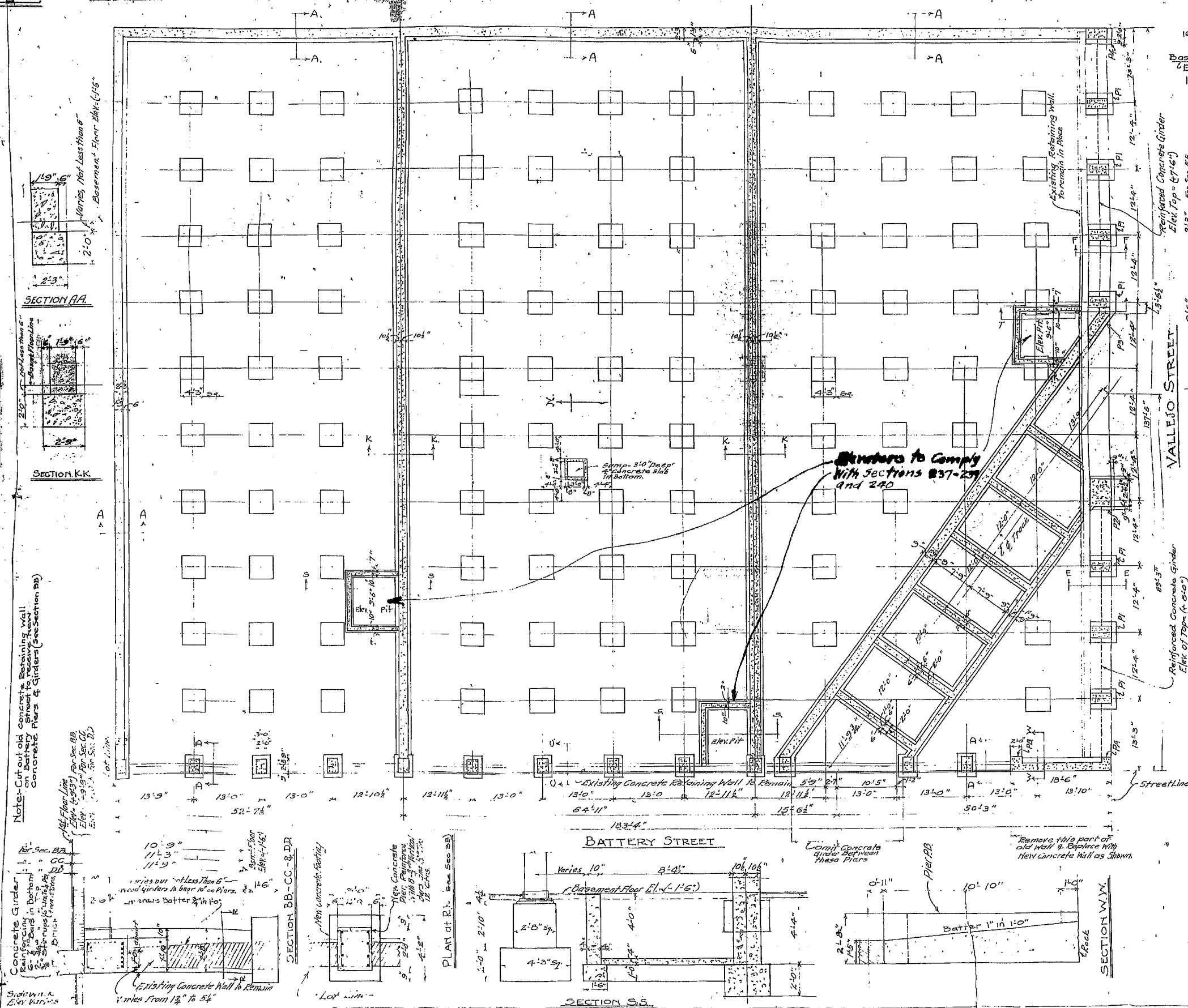
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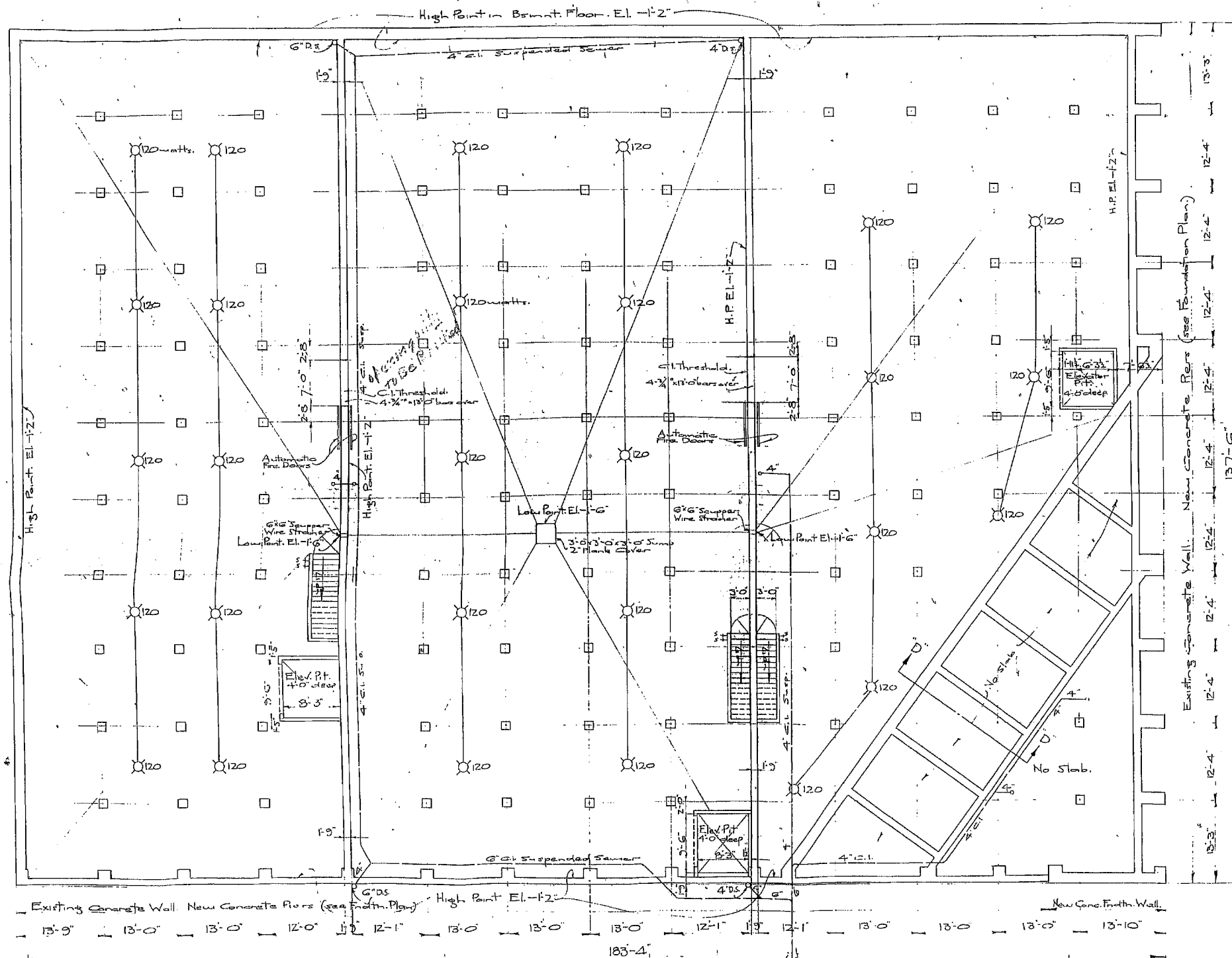


Reinforce Piers P2 to P3 with 2 layers of $\frac{3}{4}$ " vertical bars. Place 2" from each face of wall and $\frac{3}{8}$ " ties spaced 12" ctrs. Reinforce Piers PA + PB with 6- $\frac{3}{4}$ " vertical bars $\frac{3}{8}$ " ties spaced 12" ctrs.

FOOTING PLAN.

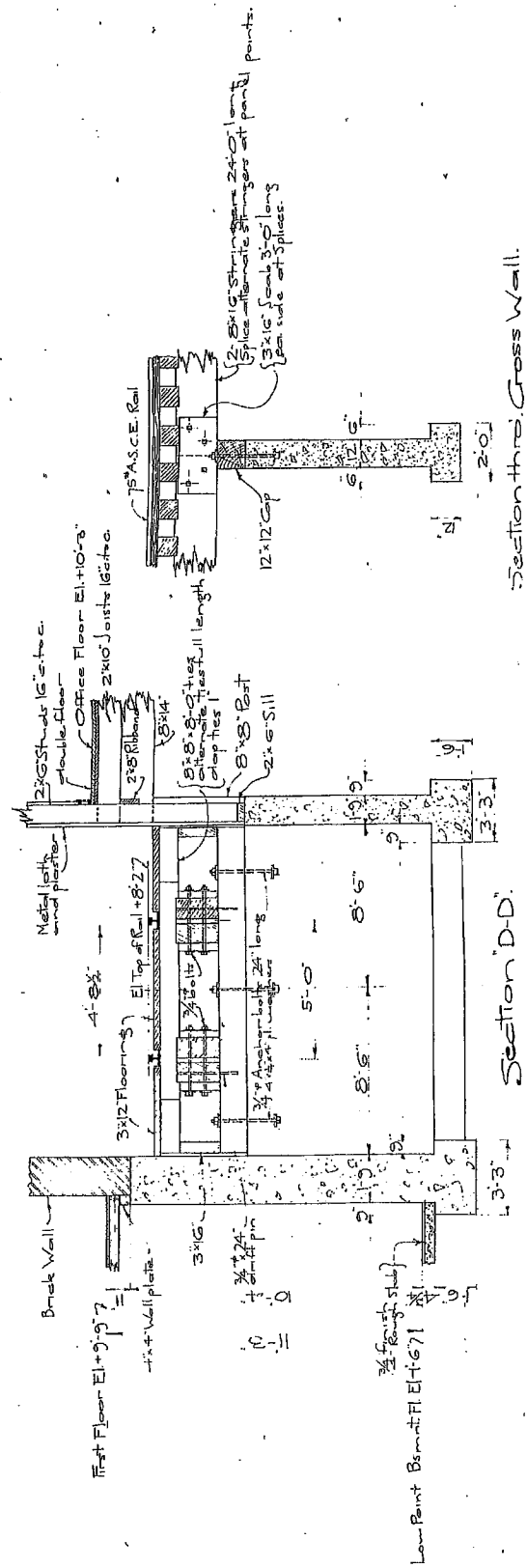
Scale For Plan $\frac{1}{8}" = 1'-0"$
 " " Details $\frac{3}{8}" = 1'-0"$





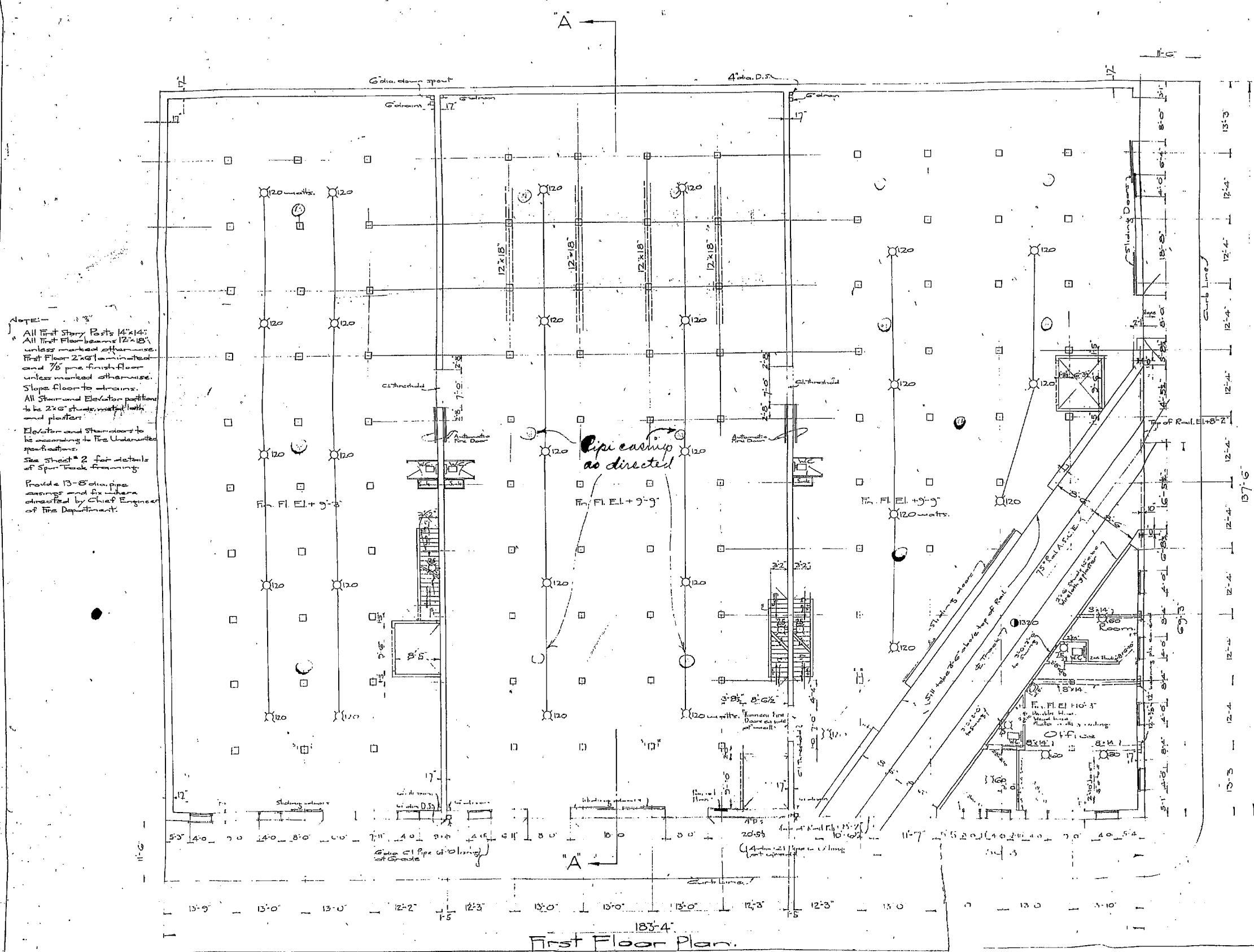
NOTE:-
All Posts in Basement to be 16"x16" unless marked otherwise.
Basement Floor Slab 4" thick. Top finish 3/4" thick.
All Stair and Elevator partitions to be 2"x6" studs, metal
lath and plaster.
All Stair and Elevator doors to be according to Fire
Underwriters Specifications.
See Foundation Plan for Existing Walls to remain.

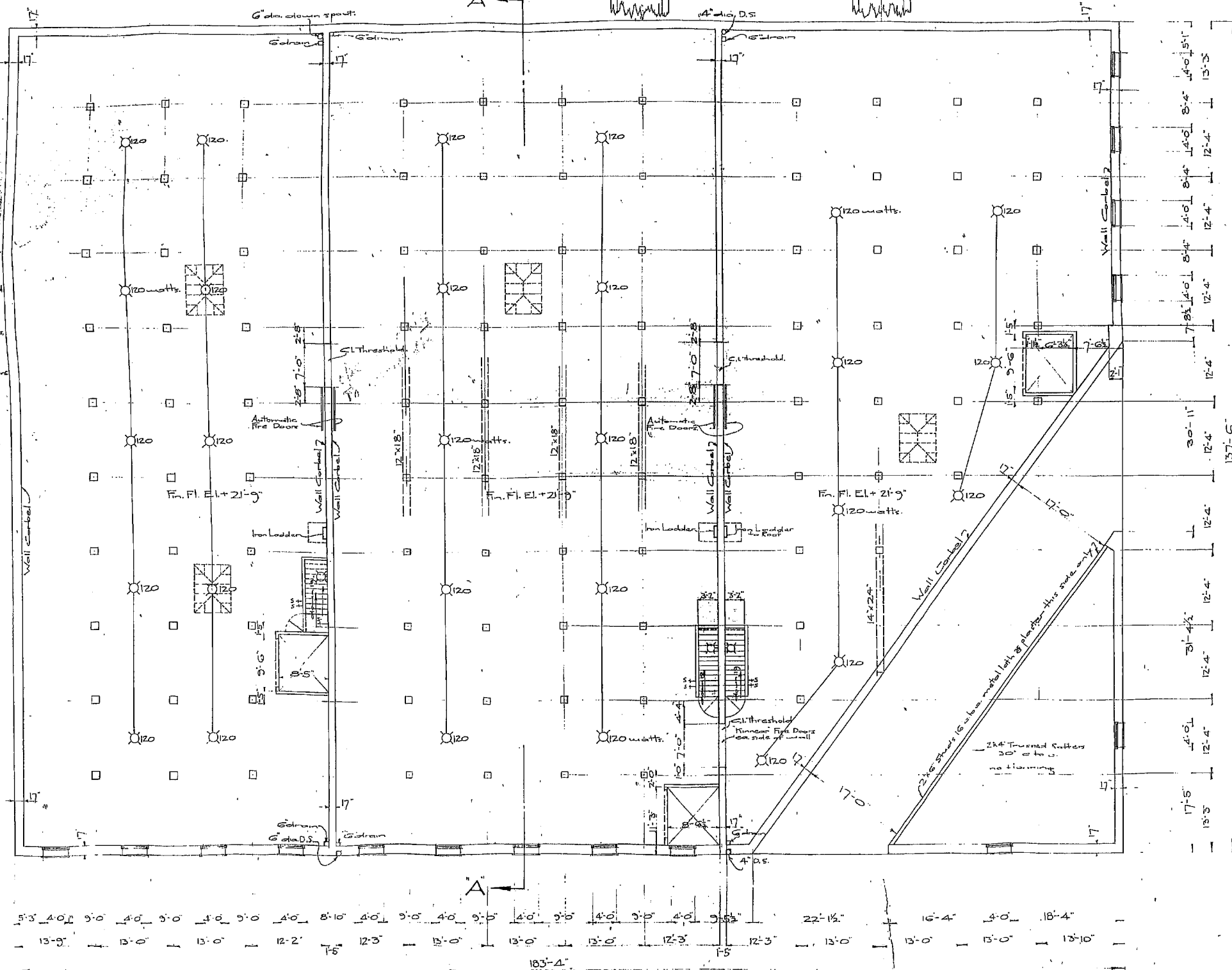
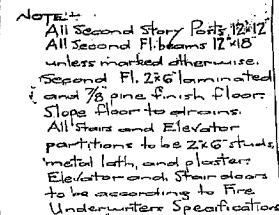
Basement Plan.
Scale 1/8" = 1'-0"



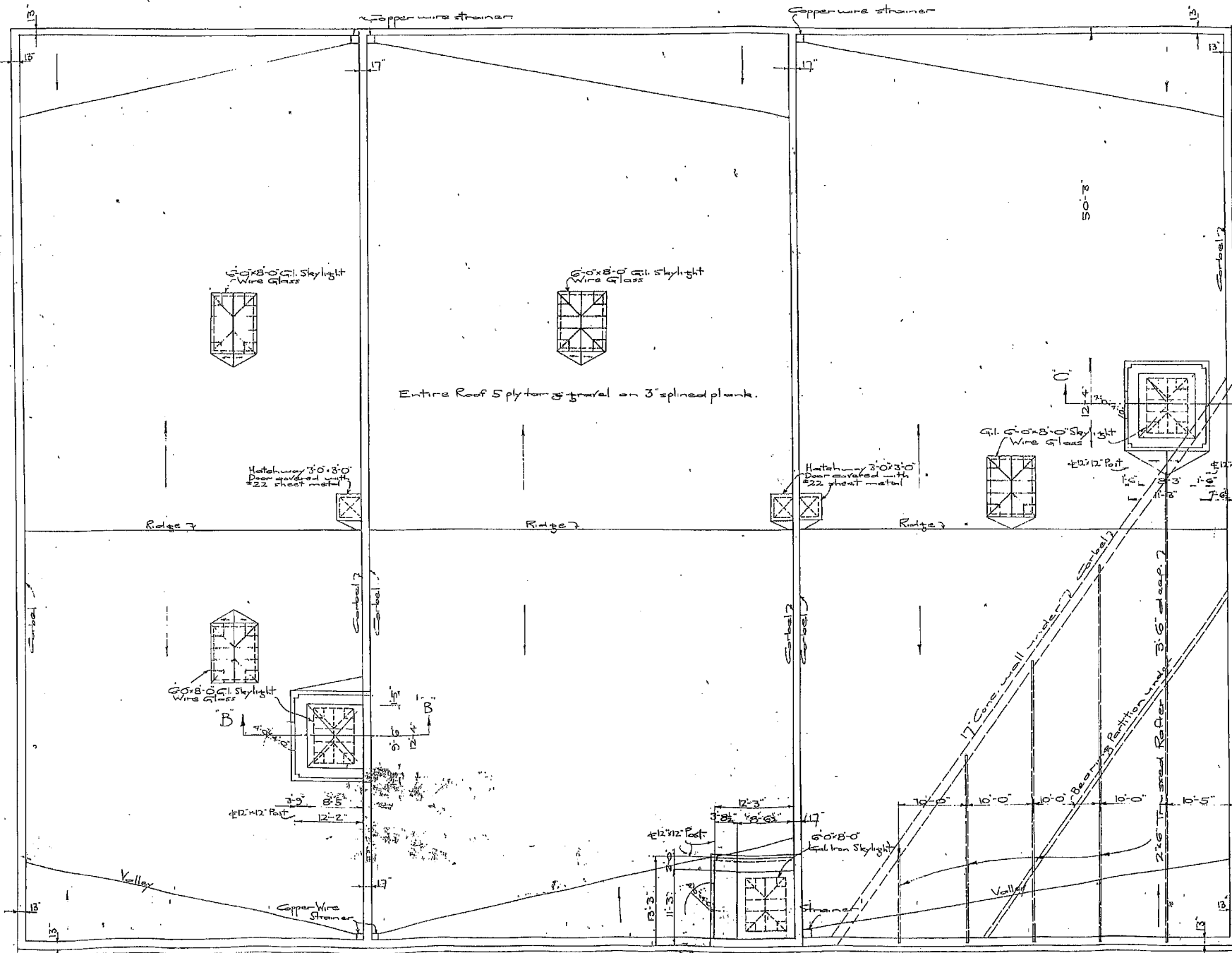
Section thru Cross Wall.

Section D-D.

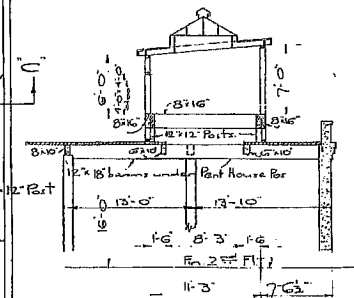




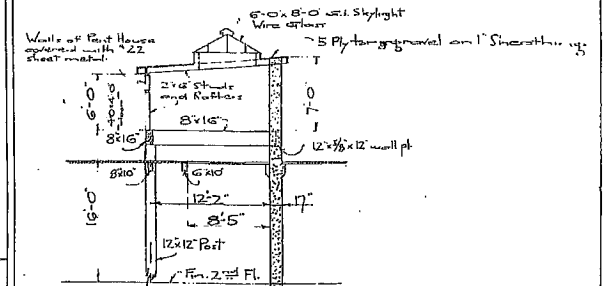
Second Floor Plan. Scale $\frac{1}{8}" = 1'-0"$



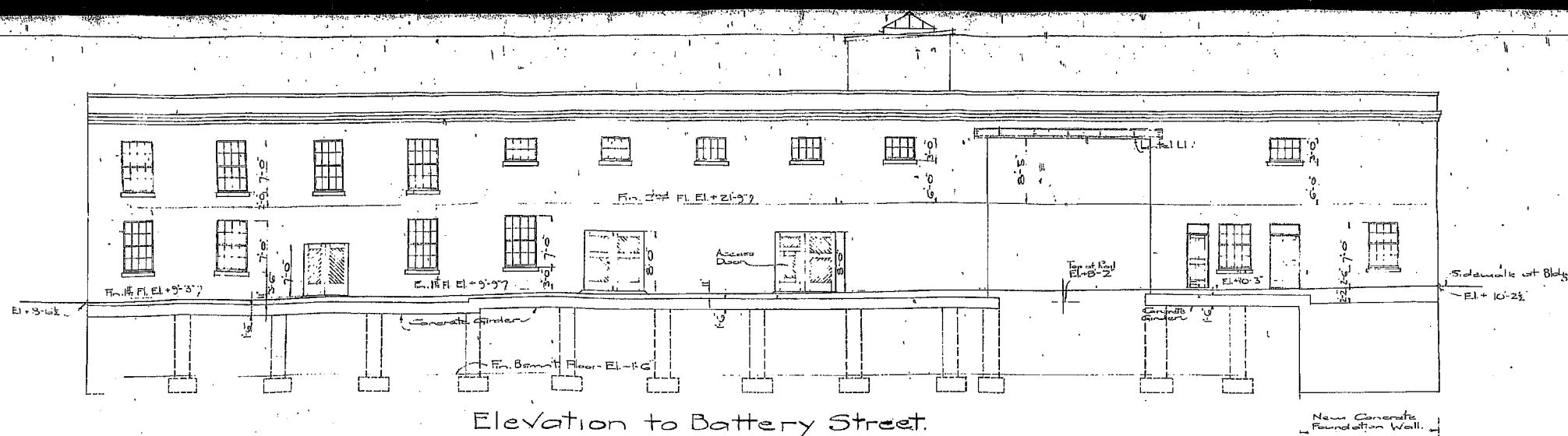
Roof Plan.
Scale $\frac{1}{8}'' = 1'-0''$



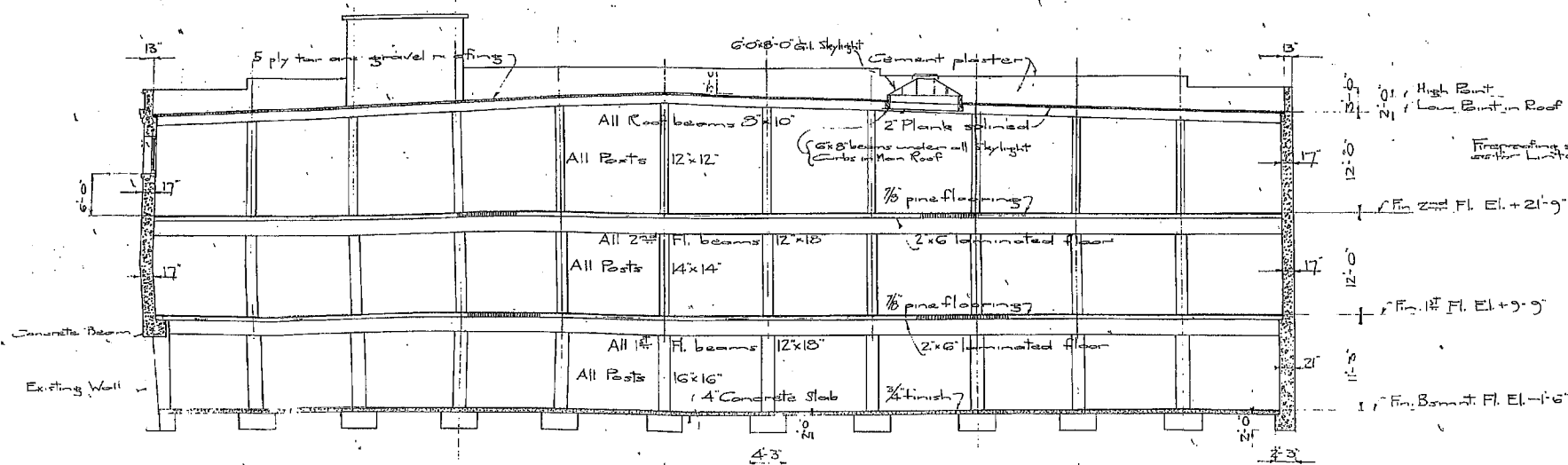
Section "C-C"



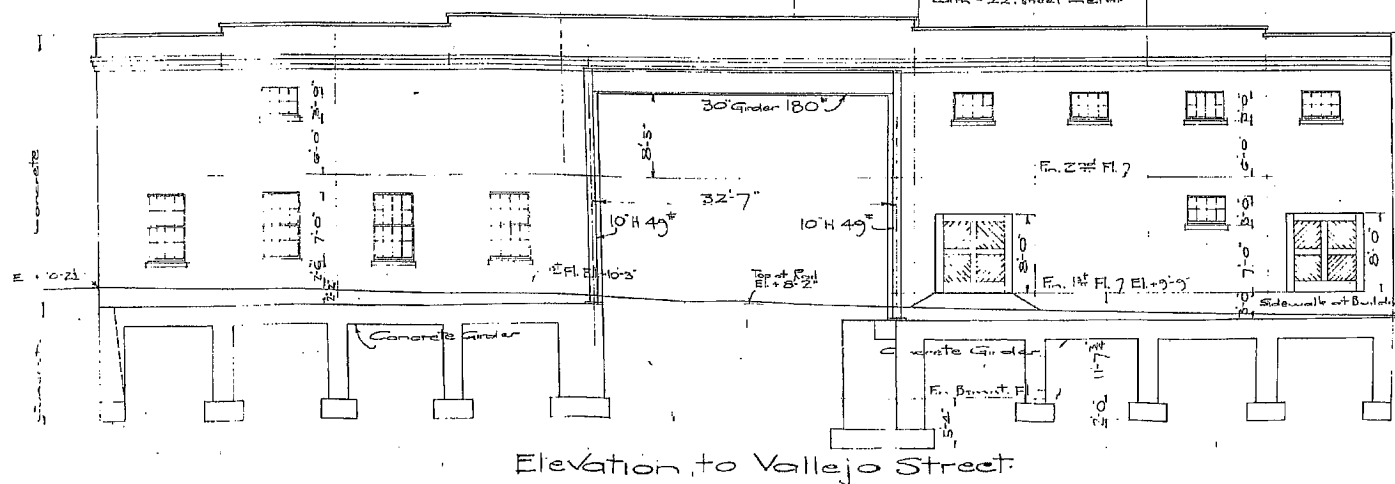
Section "B-B"



Elevation to Battery Street.



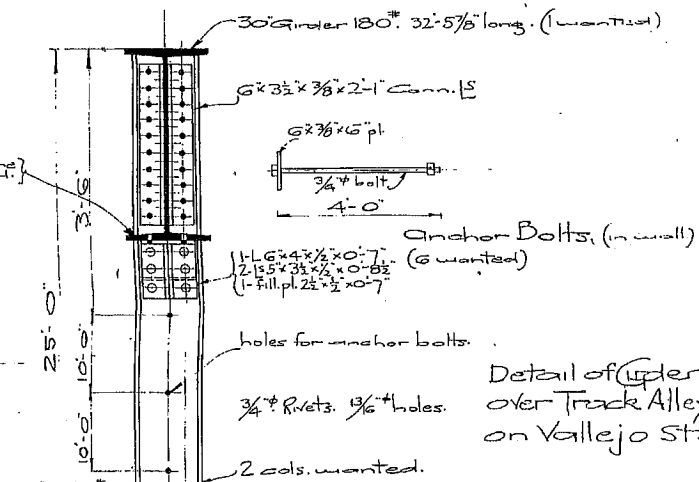
Section A-A.



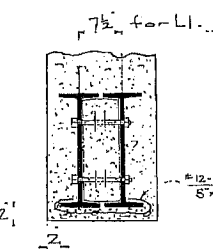
Elevation to Vallejo Street.

Notes:
For reinforcement of walls
and around openings
see Specifications.

Scale 1/8" = 1'-0"



Detail of Lintel
over Track Alley
on Vallejo St.



Lintel L1.
2-15" x 42" x 25" o.
Cl. Seps. 4' 6" o.c.

Lintels L3, L4.
2-6" x 8" x 8" } 9' 6" long for L3.
1-15" x 42" x 25" o. } 8' 6" long for L4.

Lintel L5.
2-6" x 8" x 8" } 9' 6" long for L5.
1-15" x 42" x 25" o. } 8' 6" long for L6.

Lintel L6.
2-6" x 8" x 8" } 9' 6" long for L6.
1-15" x 42" x 25" o. } 8' 6" long for L7.