

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Draft – Meeting Minutes

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

Wednesday, April 19, 2017
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Desiree Smith, Shannon Ferguson, Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

None

B. DEPARTMENT MATTERS

1. Director's Announcements

Tim Frye, Preservation Officer:

No announcement from the director, but happy to forward any questions you may have to him so he may answer them at the next hearing.

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

Tim Frye, Preservation Officer:

Just one item to share with you; I asked the Commission Secretary to forward you a letter received by San Francisco Heritage, you may have seen it via email, just giving us an update on the citywide Latino Context Statement. Just for the benefit of the public, the letter went to President Breed and the members of the Board of Supervisors, copied to us, just indicating the progress to date on the context statement and that they anticipate sending the Planning Department a draft for final review at the end of this year which then we will bring to this commission for adoption. That concludes my comments unless you have any questions.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

The only announcement I wish to make is that the California Preservation Foundation is having its annual conference May 10th through May 13th in Pasadena so I encourage you all to attend.

4. Consideration of Adoption:

- [Draft Minutes for HPC April 5, 2017](#)

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

5. Commission Comments & Questions

None

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

6. 2013.0975COA

(R. SUCRE: (415) 575-9108)

888 TENNESSEE STREET – located on the northwest corner of Tennessee and 20th Streets, Assessor’s Block 4060, Lot 001 (District 10) – Request for a Certificate of Appropriateness to demolish an existing two-story industrial building and construct a new four-story (45-ft tall) mixed-use building (measuring approximately 87,100 gross square feet) with 110 dwelling units, 83 off-street parking spaces and private and public open space. The project site is located within the Dogpatch Landmark District, which is designated in Appendix L of Article 10 of the San Francisco Planning Code, and is also located in the UMU (Urban Mixed-Use) Zoning District and a 45-X Height and Bulk District.

(Continued from Regular hearing on February 15, 2017)

(Proposed Continuance Indefinitely)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz

E. REGULAR CALENDAR

7. [2017-003077OTH](#) (S. FERGUSON: (415) 575-9074)
811 TREAT AVENUE – east side of Treat Avenue between 21st and 22nd streets, in Assessor's Block 3613, Lot 053 (District 9) – **Request for Review and Comment** on the nomination of the property to the National Register of Historic Places for its association with master local architect Henry Geilfuss and as an excellent example of an Italianate style residence designed by the architect as his private home. The subject property is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Resolution in support of the nomination, subject to revisions, to the National Register of Historic Places.

SPEAKERS: = Shannon Ferguson – Staff Report
 + Johana Street – Project representative presentation
 ACTION: Adopted a Resolution in support of the Nomination
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 862

8. [2011.1124L](#) (D. SMITH: (415) 575-9093)
2117-2123 MARKET STREET – south side of Market Street between Church and 15th Streets – Lot 012 in Assessor’s Block 3543 (District 7). Consideration to recommend to the Board of Supervisors individual Article 10 **Landmark Designation** pursuant to Section 1004.1 of the Planning Code of 2117-2123 Market Street, historically known as the New Era Hall. Constructed in 1907, the subject property is significant for its associations with the events of the city’s post-Earthquake development, its over-scaled combination of Classical Revival and Craftsman architecture by master architect August Nordin, and its associations with the Visalia Stock Saddle Company, a prominent, long-standing Mexican-American business. The subject property is located within the Upper Market Neighborhood Commercial Zoning District (NCD) and 40-X (at the front) and 50-X (at the rear) Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: = Desiree Smith – Staff Report

- Property owner – Opposed
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 863

- 9a. [2017-003782LBR](#) (D. SMITH: (415) 575-9093)
1126 FOLSOM STREET – on the north side of Folsom Street between Rausch and Langton Streets. Assessor's Block 3730, Lot 014 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1989, BrainWash, Inc. is a combination laundromat, internet café, restaurant, and entertainment venue in the South of Market. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Folsom Street NCT (Neighborhood Commercial Transit) Zoning District and 65-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Patrick Alioto – Gino and Carlo's
 + Jeff Zelos – Brainwash
 + Sue Lee – CHSA
 + Jerry Giren – Gino & Carlo's
 + Ernie Bile – Saloomist, Gino & Carlo's
 + Dominic Calibrise – Cal's Automotive
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 864

- 9b. [2017-003872LBR](#) (D. SMITH: (415) 575-9093)
1004 TREAT AVENUE – on the west side of Treat Avenue between Folsom and Harrison Streets. Assessor's Block 3640, Lot 039 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1975, Cal's Automotive Center is a neighborhood-serving auto repair shop in the Mission District that specializes in classic and vintage car repair and is known for its commitment to helping disadvantaged neighbors. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within an UMU (Urban Mixed Use) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hasz
 RESOLUTION: 865

- 9c. [2017-003808LBR](#) (D. SMITH: (415) 575-9093)
965 CLAY STREET – on the south side of Clay Street at Joice Street. Assessor’s Block 0024, Lots 078 and 079 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Established in 1963, the Chinese Historical Society of America (CHSA) is a Chinatown-based nonprofit dedicated to the interpretation, promotion, and preservation of the social, cultural, and political history and contributions of the Chinese in America. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within an UMU (Urban Mixed Use) Zoning District and 65-A Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as Item 9a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 866
- 9d. [2017-003825LBR](#) (D. SMITH: (415) 575-9093)
548 GREEN STREET – on the north side of Green Street at Jasper Place. Assessor’s Block 0116, Lot 017 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Opened in 1942, Gino and Carlo, Inc. is a 75-year old sports bar in North Beach that promotes the area’s Italian American heritage and which supports the surrounding community by sponsoring fundraisers and hosting neighborhood traditions. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the North Beach NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as Item 9a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 867
- 9e. [2017-003815LBR](#) (D. SMITH: (415) 575-9093)
3821 NORIEGA STREET – on the south side of Noriega Street between 46th and 45th Avenues. Assessor’s Block 2082, Lot 001K (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded by the Vardakastanis family in 1985, Noriega Produce is a local, family-owned grocery store serving the Outer Sunset neighborhood that offers a variety of products at different price points and is known for being involved in community activities and fundraisers for local schools. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the

City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 9a.
ACTION: Adopted a Recommendation for Approval
AYES: Wolfram, Hyland, Johnck, Johns, Matsuda, Pearlman
ABSENT: Hasz
RESOLUTION: 868

10. (D. SMITH: (415) 575-9093)
[LANDMARK DESIGNATION WORK PROGRAM](#) – Discussion of the HPC’s Landmark Designation Work Program.
Preliminary Recommendation: None - Informational

SPEAKERS: =Desiree Smith – Landmark Designation Work Program
ACTION: None – Informational

ADJOURNMENT – 1:27 PM