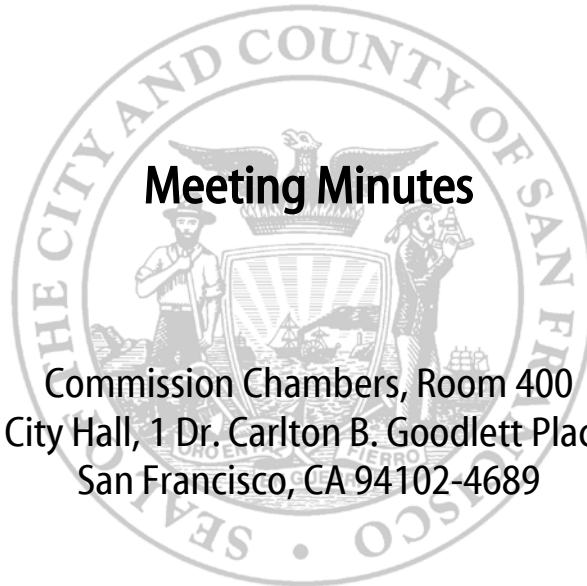


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

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

Wednesday, January 17, 2018

12:00 p.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:01 PM

STAFF IN ATTENDANCE: Natalia Kwiatkowska, 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. COMMITTEE MATTERS

1. Committee Comments & Questions

None

B. REGULAR

2. [2015-016239ENV](#) (N. KWIATKOWSKA: (415) 575-9185)
1170 HARRISON STREET – located on the north side of Harrison Street, between Berwick Place and 8th Street; Assessor's Block 3755, Lot 029 (District 6) – Request for **Review and**

Comment by the Architectural Review Committee regarding the proposal for alterations and additions to an existing one-story, industrial building and conversion to a three-story, office building located in a WMUG (WSOMA Mixed Use-General) Zoning District and 55-X Height and Bulk District. Currently, the project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA). The subject property is listed on the Historic Preservation Commission's Landmark Designation Work Program and is seeking use of Planning Code Section 803.9 to allow office uses in historic buildings.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Natalia Kwiatkowski – Staff report
+ Speaker – Project presentation

ACTION: Reviewed and Commented

Recommendations on Vertical Addition

The ARC concurs with the staff determination that the proposed vertical addition, although minimally visible from the public right-of-way, would partially remove some of the character-defining features of the building, including a portion of the roof and trusses. The ARC expressed that a 25 foot setback of the one-story vertical addition was sufficient to visually separate the addition from the historic building while removing a portion of the roof monitor and trusses, provided that the new design is further evolved to better reflect the removal of the roof monitor. Further, Commission Pearlman clarified that since the secondary monitor was never used as a light monitor, it's a vestigial element, and therefore, less impactful in terms of the current use, he stated: "if it were all about bringing light into a factory building, that's a little bit different than venting, and obviously venting is an important part of it from a historical standpoint, but it's less impactful in terms of the current use, because it's not like you're flooding the space with light, which was the idea of light monitors in industrial buildings".

- The ARC recommends an alternate option for the project, a hybrid between the preferred option by the Project Sponsor and one of the options recommended by the Department, which results in a one-story vertical addition setback a minimum 25 feet from the front building wall, measuring approximately 60 feet in width by 53 feet in depth.
- Further, the ARC stated that the proposed vertical addition should address the removal of the roof monitor in an architectural matter that's reflected in the design.

Recommendations on Other Scopes of Work

The ARC stated that overall; the proposed project meets the Standards. The Project Sponsor expressed a desire to provide a smaller setback of the inserted second floor from the Berwick Place elevation than the five foot setback recommended by staff. Commissioner Hyland expressed that he would prefer to see some gap between the historic façade and the inserted new floor and requested detailed drawings showing the face and finish of the floor, he stated: "the drawings as shown right now do not address that detail, whatever that detail is, I would prefer to see some gap, a foot or two, and detail it so it's clear that it's not altering the perception of the windows from the outside".

- The ARC stated they are open to a smaller setback of the second floor from the Berwick Place façade; however, the Project Sponsor should further evolve the design and detail the drawing so that the inserted floor is not interrupting the window.

Recommendations on Harrison Street Elevation

The ARC concurs with staff's determination and is supportive of the proposed restoration and alterations to the Harrison Street elevation. The Project Sponsor did not provide detailed drawings to demonstrate the proposed work for the ARC. Department staff will undertake a complete analysis per the applicable Standards as part of the environmental review and review of the building permit application per Planning Code Section 803.9, which will require a future HPC hearing.

- The ARC will provide feedback at a future hearing when presented with detailed drawings.

Recommendations on Berwick Place Elevation

The ARC concurs with staff's determination and is supportive of the proposed restoration and alterations to the Berwick Place elevation. The Project Sponsor did not provide detailed drawings to demonstrate the proposed work for the ARC. Department staff will undertake a complete analysis per the applicable Standards as part of the environmental review and review of the building permit application per Planning Code Section 803.9, which will require a future HPC hearing.

- The ARC will provide feedback at a future hearing when presented with detailed drawings.

ADJOURNMENT – 12:33 PM
ADOPTED MARCH 7, 2018