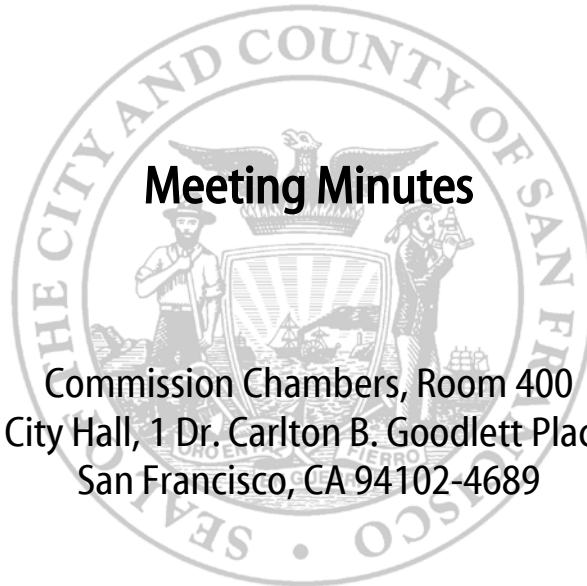


# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

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

**Wednesday, February 21, 2018**  
**11:30 a.m.**  
**Architectural Review Committee**  
**Meeting**

COMMISSIONERS PRESENT: Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:34 AM

STAFF IN ATTENDANCE: Eiliesh Tuffy, Stephanie Cisneros, Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

### SPEAKER KEY:

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

### A. COMMITTEE MATTERS

1. Committee Comments & Questions

None

### B. REGULAR

2. [2016-014360PTA](#) (E. TUFFY: (415) 575-9191)  
433 MASON STREET – located on the west side of Mason Street, between Geary and Post streets (District 3). **Review and Comment** by the Architectural Review Committee regarding the proposed demolition of a 4-story parking structure to build a new 211-room

hotel in the Kearny-Market-Mason-Sutter Conservation District. The subject lot is L-shaped, with 50 feet of frontage on Mason Street and 60 feet of frontage on Derby Street (a narrow dead-end street measuring 17.5 feet in width). The lot is zoned for C-3-G (Downtown General Commercial) use and 80-130-F height and bulk. Currently the property is developed with a parking garage that was constructed in 1959 and has been identified as a non-contributing building within the district.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Eiliesh Tuffy – Staff report  
= Michael – Project presentation  
ACTION: Reviewed and Commented

### DEPARTMENT RECOMMENDATIONS AND ARC COMMENTS

Comment was requested on the following:

- Overall Massing, Composition and Scale of the new, mid-block construction
- Architectural detailing of the primary elevation
- Architectural detailing of the secondary, rear tower
- Preliminary materials & palette
- Department staff recommendations

#### 1. COMPOSITION, MASSING & SCALE

**Recommendation #1:** *At the base of the Derby Street – West Wing, department staff recommends continuing the horizontal line created by the upper edge of the 2-story recessed base across the remainder of the facade in some fashion – perhaps with a slight change in material below that line -- to visually anchor the base of the Derby Street elevation.*

**ARC Comments:**

- The Committee agreed that greater attention to the base of the Derby Street elevation in particular was needed in preparation of review by the Historic Preservation Commission.

**Recommendation #2:** *Reduction in height of the rooftop mechanicals to the minimum amount necessary for operation and the design treatment of the elevator core walls could allow the higher portion of the hotel tower to read as a background building when viewed from the public right-of-way and focus more attention on the hotel's primary Mason Street facade.*

**ARC Comments:**

- The Committee discussed from which street-level vantage points the project would present the greatest public visibility, with the sponsor stating from the intersection of Mason and Geary. Based on the public visibility that the project will have, as viewed from the surrounding right-of-ways, the Committee did not feel that a reduction in height of the mechanical core at the roof level was crucial unless it was required by the Urban Design Guidelines of general Planning Code requirements.

**Recommendation #3:** *The metal canopies and the 4-foot parapet at the elevator cores could be removed to minimize the height and visibility of those utilitarian features.*

**ARC Comments:**

- See comment for Recommendation #2, above.

**Recommendation #4:** *Regularizing the visual breaks in the east-facing tower facade, perhaps with recessed niches that mimic the fenestration pattern and spacing on the visible portion of that elevation.*

**ARC Comments:**

- The Committee felt this could be a positive design treatment for the team to explore.

## 2. MATERIALS AND COLORS

**Recommendation #1:** *Department staff recommends non-reflective and high-quality, durable materials for the building's exterior cladding.*

**ARC Comments:**

- The detailing of the Mason Street facade materials was identified as a point of great importance in the review of the project.
- The Committee members advised the project team to look at textural qualities of historic materials in the district, pointing out how stone reads as very flat compared to brick.
- Material edges at rough openings should not be visible. Rather, facade materials should be detailed with finished returns of generous proportion.

**Recommendation #2:** *Honed stone, rather than polished stone finishes should be used for all exterior masonry cladding.*

**ARC Comments:**

- The Committee agreed that honed stone is a preferred finish, to adhere to Preservation Design Guidelines which call for matte and non-reflective finishes for exterior building elements.

**Recommendation #3:** *The proposed stucco samples have a highly textured surface that is uncharacteristic of stucco finishes in the district – which tend to have a smooth finish. The Sponsor has informed staff that the samples used for the material board are for general reference only, and that traditional stucco is intended for use on the higher tower portion of the building.*

**ARC Comments:**

- The Committee was informed of the “for-reference” material presented for the ARC meeting and, in response, a comment was made that the color and texture should go with the rest of the building in terms of the overall color palette and durability of materials used.

**Recommendation #4:** *Final material boards should be submitted to Planning for review prior to the Historic Preservation Commission hearing.*

**ARC Comments:**

- The Committee agreed final material samples would be needed for staff and HPC review.

### 3. DETAILING AND ORNAMENTATION

#### Roofline and Cornices

**Recommendation:** *Department staff determined the proposed painted/powder-coated metal cornice on the Mason Street facade is generally compatible with the features of the district in its material and finish. However, the photos provided in the visual compatibility analysis of other cornices in the district demonstrate how the underside of the cornices that are most visible to pedestrians typically have a higher level of detail that creates greater variation of light and shadow to the ornamental building cap. Therefore, staff recommends greater surface variation on the underside of the cornice through the introduction of a repeating three-dimensional contemporary yet compatible ornamental motif: bas-relief, high-relief, or possibly a combination of the two.*

**ARC Comments:**

- Greater articulation of both the upper and lower cornices on the Mason Street elevation was discussed, with a desire to see further study of adding ornament to the underside to provide more movement to them. Additional profile details (various layers and banding) in general were thought to be needed to refine the boxed-cornice appearance.
- The height of the Mason Street elevation's lower cornice, as presented in the rendering versus the elevation drawing were noted to appear slightly inconsistent, and in need of correction for accuracy across the set.
- Lowering the cornice at the base of the Mason Street elevation was thought to be a means of improving the overall proportions of the building base and ground floor storefront.

#### Ground Floor Building Base Treatment

**Recommendation:** *Department staff finds the Mason Street hotel entrance awning to have a more industrial aesthetic than is characteristic of the district's period of significance, and would recommend further study of this detail prior to review by the Historic Preservation Commission.*

**ARC Comments:**

- The Committee was supportive of the hotel awning's contemporary design aesthetic, saying that it served as a good contrast, helps give the entrance some life, and that canopies can animate a building.

**ARC Comments:**

- The Committee pointed out that the current ratio of solid-to-void at the ground floor could benefit from an expanded storefront glazing system to better match historic storefront proportions.
- Following the point made above, a comment was made that the stone could be detailed to articulate the retail storefront proportions.

3. [2018-002022COA](#) (S. CISNEROS: (415) 575-9186)  
**SFDPW REPLACEMENT OF PATH OF GOLD LIGHT STANDARDS** – located on Market Street from the Embarcadero to Octavia Boulevard (District 3, District 5, and District 6). **Review and Comment** by the Architectural Review Committee regarding the proposal to remove, replace, partially restore, and realign 236 of the 327 existing Path of Gold Light Standards (City Landmark No. 200) located in the public right-of-way. The project proposes to remove and replace the landmarked light standards with larger components of the same style and design to accommodate new transportation infrastructure along Market Street. The project also proposes to restore and reinstall the existing trident top light fixtures and light globes. Additionally, the light standards will be realigned at various locations to accommodate the widening of Market Street for new bicycle lanes.  
*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Stephanie Cisneros – Staff report  
 = Simon Bertrang – Project presentation

ACTION: Reviewed and Commented

1. **Project Options.** The Commissioners concurred with the Department that Option C be pursued given that this option will incorporate the existing proportions of the Path of Gold Light Standards into the new lights structures. Option A and B do not appear to be compatible with the Landmark due to the fact that the decorative base will become overwhelmingly enlarged and/or “stretched” as a result of the project.
2. **Better Market Street Project Area.**
  - Commissioner Pearlman asked if all 327 light standards could be included within the scope of work, and if so, then the Project Sponsor should revise the scope to include all existing lights. Commissioner Pearlman also proposed that a Master Plan or similar study be developed to address the ultimate replacement of all lights. The commitment to such a plan or study should be presented to the full Historic Preservation Commission as part of the Certificate of Appropriateness.
  - Commissioner Hyland recommended that all 327 existing light standards be included as part of the work and that a conditions assessment of the 91 outstanding lights located from Octavia Boulevard to Castro Street be produced as part of the Certificate of Appropriateness and included as a Condition of Approval. Commissioner Hyland also expressed concern around the 91 outstanding light standards that are not included as part of the proposed project, but may need replacement at a later date, that the manner in which the replacement is completed may not done

so in a similar fashion as the other 236 lights and/or may be completed in a haphazardly way. He is concerned is that there is no way of knowing what the replacement for these would look like and that they may be completed in a haphazard manner.

3. **Ongoing Maintenance Plan.** The Commissioners concurred with the Department that an ongoing maintenance plan be prepared as part of the Certificate of Appropriateness and approved as a Condition of Approval for all 327 existing light standards, regardless if all would be replaced as part of this proposal presently or at a later date.
4. **General.**
  - Commissioner Pearlman expressed concern with regard to the proposed project meeting the Secretary of the Interior's Standards and that Staff's analysis be detailed to clarify that the light standards do not contain original materials (except for the trident tops) as they were replaced in the 1970s.
  - Commissioner Pearlman asked the Project Sponsor to revise the measurements as shown in the plan(s) to be consistent with typical fractions of an inch rather than a decimal.

ADJOURNMENT – 12:24 PM

ADOPTED MAY 16, 2018