

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

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

**Wednesday, April 18, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black

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

**STAFF IN ATTENDANCE:** Eiliesh Tuffy, Desiree Smith, Frances McMillen, Natalia Kwiatkowska, Tim Frye – 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:**

The director won't be joining us this afternoon, but happy to forward any questions you may have to him for a future hearing.

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

**Tim Frye, Preservation Officer:**

Commissioners, I have just one small update to give you. No formal report from the Planning Commission however, just a reminder that the Board of Appeals hearing regarding your Certificate of Appropriateness issued for the Early Days Sculpture as part of the Pioneer Monument will be heard this evening, and I'll report at your next hearing on the outcome.

**C. COMMISSION MATTERS**

3. President’s Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC March 7, 2018](#)

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

- [Draft Minutes for HPC April 4, 2018](#)

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

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. 2017-010156DES (F. MCMILLEN: (415) 575-9076)

**MINT-MISSION CONSERVATION DISTRICT** – (Assessor’s Block 3704, Lots 003, 010, 012, 013, 015, 017, 018, 019, 020, 021, 022, 024, 028, 029, 034, 035, 059, 079, 113, 144; Assessor’s Block 3725, Lots 087, 088) (District 4) – Consideration to **Initiate Conservation District Designation** of the Mint-Mission Conservation District as an Article 11 Conservation District pursuant to Section 1107 of the Planning Code. The Mint-Mission Conservation District encompasses a cohesive concentration of reinforced concrete and brick masonry buildings constructed between 1906 and 1930. The District retains a mix of residential hotels, small-scale commercial buildings, warehouses and manufacturing facilities reflective of the area’s role as the center of industrial production in San Francisco and the major supplier of mining equipment, heavy machinery and other goods to the western states. The District is comprised of twenty-two properties, nineteen of which include contributing resources. The Mint Mission Conservation District is located in the C-3-G Downtown General zoning district and 90-X Height and Bulk district.

*Preliminary Recommendation: Approve*

(Continued from Regular hearing on March 21, 2018)

**(Proposed Continuance to May 2, 2018)**

SPEAKERS: None

ACTION: Continued to May 2, 2018

AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black

## E. REGULAR CALENDAR

7. [2016-016161PTA](#) (E. TUFFY: (415) 575-9191)  
**120 STOCKTON STREET** – east side of Stockton Street, at O’Farrell Street, Lot 017 in Assessor’s Block 0313 (District 3). Consideration of a **Major Permit to Alter** application to remodel the existing building envelope and construct a partial one-story vertical addition. The scope of work is part of a larger project to convert the existing single-tenant building for multi-tenant mixed uses (Retail, Office and Restaurant). Constructed in 1974, the subject property is a Category V – Unrated building within the Article 11-designated Kearny-Market-Mason-Sutter Conservation District. The parcel is located in a C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on April 4, 2018)

SPEAKERS: = Eiliesh Tuffy – Staff report  
 + Tuija Catallano – Project presentation  
 + Bob Perry – Design presentation  
 + Dan Blattis – Sponsor comments

ACTION: Approved with Conditions

AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black

MOTION: 0336

8. [2017-012290DES](#) (D. SMITH: (415) 575-9093)  
**6301 THIRD STREET** – Consideration to **Initiate Landmark Designation** of the Arthur H. Coleman Medical Center, Assessor’s Parcel No. 4968, Lot 032, as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is significant for its association with Dr. Arthur H. Coleman, a nationally prominent African American lawyer-physician and influential healthcare and civil rights advocate. Opening in 1960, the Arthur H. Coleman Medical Center reflected the style of the period and served as a modern

symbol of community health, progress, and success. He recruited a team of African American physicians to join him in his vision of providing comprehensive health services to the area's low-income African American residents. Dr. Coleman was a local pioneer in the nationally significant community health center movement of the 1960s, a tireless advocate for racial equity within the healthcare system and the medical profession, and an advocate for the Bayview's African American community. The property at 6301 Third Street is located within the NC-3 – Neighborhood Commercial, Moderate Scale Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Initiate*

SPEAKERS: = Desiree Smith – Staff report  
 + Pat Coleman – Not about what you get, but what you give  
 + Joryvon Muhammad – Keeping the name and history of our heroes  
 + Rev. Aurelious Walker – Patient of Dr. Coleman  
 + Lydia Vincent-White – African American excellence to remain

ACTION: Approved with Conditions as amended to include consideration for an interpretive plaque.

AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black

RESOLUTION: [951](#)

- 9a. [2017-004023DES](#) (D. SMITH: (415) 575-9093)  
228-248 TOWNSEND STREET - north side of Townsend Street between Lusk and Clyde streets, Assessor's Block 3787, Lot 018 (District 6) - Consideration to Recommend **Landmark Designation** of the New Pullman Hotel as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The New Pullman Hotel is significant as the city's only hotel that catered specifically to African American railroad workers, including Pullman porters and maids, during the early to mid-twentieth century. On a national scale, Pullman porters and maids established the first all-Black union in the country, contributed to the development of the African American middle class, and laid important foundations for the Civil Rights Movement. The property is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco. 228-248 Townsend Street is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: + Moses Corette, Aide to Sup. Kim – Support  
 = Desiree Smith – Staff report  
 - Sierra Zimei – 18-28 Clyde St. We do not want to be designated  
 - John Paulson – 435 Brannan Street  
 - Anne Spivak – 340 Ritch Street

ACTION: Adopted a Recommendation for Approval

AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black

RESOLUTION: [952](#)

- 9b. [2017-002874DES](#) (S. FERGUSON: (415) 575-9074)  
457 BRYANT STREET – south side of Bryant Street, Assessor's Block 3775, Lot 085 (District 9) - Consideration to Recommend **Landmark Designation** of the former Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Pile Drivers, Bridge and Structural Ironworkers Local No. 77 Union Hall is significant as one of the early extant union halls in

San Francisco and played an important role in the growth of organized labor in the city, and is also associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco. 457 Bryant Street is located in the SLI – SOMA Service – Light Industrial zoning district and 45-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 9a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
 RESOLUTION: [953](#)

- 9c. [2017-004129DES](#) (F. MCMILLEN: (415) 575-9076)  
500-504 FOURTH STREET – south side of Fourth Street, Assessor’s Block 3777, Lot 001 (District 9) – Consideration to Recommend **Landmark Designation** of the Hotel Utah as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Hotel Utah is associated with the 1906 Earthquake and Fire post-disaster reconstruction era in San Francisco and is significant as a rare remaining example of the numerous residential hotels constructed in SoMa during the late nineteenth and early twentieth centuries. Hotel Utah is also significant for its Edwardian style architecture, a style commonly employed in the design of residential hotels of the period. 500-504 Fourth Street is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 9a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
 RESOLUTION: [954](#)

- 9d. [2017-010250DES](#) (F. MCMILLEN: (415) 575-9076)  
CLYDE AND CROOKS WAREHOUSE HISTORIC DISTRICT – Assessor’s Block 3787 Lots 005, 014, 015, 016, 037, 040A, 044, 048, 033, 151, 017, 021, 022, 019, 036, 040, 018, 013, 152-159 (District 9) – Consideration to Recommend **Landmark District Designation** of the Clyde and Crooks Warehouse Historic District as an Article 10 Landmark District pursuant to Section 1004.1 of the Planning Code. The Clyde and Crooks Warehouse Historic District is representative of 19th century development of the South of Market area as a center of industrial production in San Francisco and maritime commerce along the west coast. The district’s mix of industrial and warehouse buildings interspersed with residential structures is typical of the land use patterns developed in the 19th century in the South of Market neighborhood and continued during the 1906 earthquake and fire reconstruction period. The buildings exemplify early 20<sup>th</sup> century methods of construction and materials and the return of South of Market’s function as the industrial center of the city following the earthquake and fire. The Clyde and Crooks Warehouse Historic District is located in the SLI – SOMA Service – Light Industrial zoning district and 65-X Height and Bulk district.

*Preliminary Recommendation: Approve*

SPEAKERS: Same as item 9a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black  
 RESOLUTION: [955](#)

10. [2018-003615DES](#) (F. MCMILLEN: (415) 575-9076)  
**REQUEST TO INITIATE DESIGNATION AND CHANGE OF DESIGNATION PURSUANT TO PLANNING CODE SECTION 1106** – (Assessor’s Block 3704, Lots 019, 020, 050; Assessor’s Block 3725, Lots 007, 026, 061, 063, 064, 079; Assessor’s Block 3733, Lot 020A; Assessor’s Block 3752, Lot 010; Assessor’s Block 3760, Lot 012; Assessor’s Block 3775, Lots 039, 058, 084, 085; Assessor’s Block 3776, Lots 008, 041; Assessor’s Block 3777, Lots 001, 002; Assessor’s Block 3786, Lot 015; Assessor’s Block 3787, Lots 013, 018, 052; Assessor’s Block 3788, Lots 024, 024A). Request to **Initiate Change in Designation** of twenty six (26) properties; Categories 1 (Significant) through Category 3 (Contributory) and to initiate a change of designation for one property from Category V (Unrated) to Category III (Contributory) as recommended by the Draft Central SoMa Plan and supported by the Central SoMa Historic Context Statement & Historic Resource Survey findings.  
*Preliminary Recommendation: Initiate*
- SPEAKERS: = Frances McMillen – Staff report  
+ Sharon McVey – Tenant impacts
- ACTION: Initiated
- AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black
- RESOLUTION: [956](#)
11. [2017-008881COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
**349 LEXINGTON STREET** - east side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Assessor’s Block 3609, Lot 070 (District 9). Request for a **Certificate of Appropriateness** for exterior improvements to the primary and visible side facade. The subject building is located within the Liberty-Hill Landmark District. The proposed project is to correct Violation No. 2017-004791ENF, involving the removal of exterior finishes on the primary façade, which exceeded the work approved under Case No. 2016-014859COA. The corrective action under this application is to reconstruct the primary and visible side façade of the historic residence, including cladding and windows, per the Secretary of Interior’s Standards for Rehabilitation, and an interior remodel to the existing three-story, three-unit building. All other exterior work was approved per Case No. 2016-014859COA, Administrative Certificate of Appropriateness No. ACOA2017.0253. The subject property is located within a RTO-M (Residential Transit Oriented - Mission) Zoning District, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*
- SPEAKERS: = Natalia Kwiatkowska – Staff report
- ACTION: Approved with Conditions
- AYES: Wolfram, Hyland, Pearlman, Johnck, Matsuda, Johns, Black
- MOTION: [0337](#)

ADJOURNMENT – 2:36 PM

ADOPTED MAY 2, 2018