

# 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, August 1, 2018**  
**12:30 p.m.**  
**Regular Meeting**

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

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:32 PM**

**STAFF IN ATTENDANCE:** Joshua Switzky, Lisa Chen, Jonathan Vimr, Rebecca Salgado, Shelley Caltagirone, Allison Vanderslice, John Rahaim – Planning Director, 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.

**SPEAKERS:** None

**B. DEPARTMENT MATTERS**

## 1. Director's Announcements

None

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

**Tim Frye, Preservation Officer:**

A few items to share with you, first of all, please join me in welcoming the interns from our Summer Planning Internship. They are in the audience today. It is a 12 week program that started on June 4<sup>th</sup> and will end on August 24<sup>th</sup>. This year we have a total of 24 interns. Some are high school students, also from the City of Youth Works program, and all interns are paid.

There is a wide variety of projects this summer and I will not go through all of them, but just to give you a better sense of the wide range of planning issues the interns are addressing. There is exploring Process Improvements related measures identified within the Mayoral's Executive Directive, Implementation of Sea Level Rise Action Plan, drafting Waterfront Design Guidelines and code changes, developing a better Front Yard Program to address complaints and enforcement related issues regarding illegal paving and parking in front yard setbacks. And then we have four preservation projects this summer. One is partnering with the Chinese Historical Society to complete a Chinese-American Historical Context Statement, which is also a CLG grant that we received this year. Second, complete a Russian Historic Context Statement for the City. Third is our research and survey the potential Haight-Ashbury Historic District that is also funded through the Historic Preservation Fund Committee and is in partnership with the San Francisco Heritage. And then finally, completing a Historic Architectural Context Statement related to the Edwardian style.

As part of the 12 week program, each intern is paired with a planner who mentors and supervises their work. There are also weekly staff discussions, site visits, special presentations led by a variety of Planning department members to highlight the work we do. In the final week of the program, the interns will present their final work products to staff during a weeklong noontime lecture series and I believe you will receive invitations to this lecture series as well, if you do have free time, and lunch will be provided. I am not sure if the announcements went out yet, but -- they did go out, 21<sup>st</sup>, 22<sup>nd</sup>, and 23<sup>rd</sup> of August.

Finally, the department is very appreciative of all the work the interns are doing and we look forward to providing our continued support for the program. Finally, I would also like to also recognize Tina Tam, who really spearheads this program, is in the audience because she really makes the intern program what it is today and we really appreciate her work and her dedication to promoting education in the department.

A few other announcements for you - one, if I haven't mentioned this to you in the past, or I just wanted to give you a reminder, the request for hearing for the Early Days Monument will be at the Board of Appeals I believe it is on September 12<sup>th</sup>. I will present at that hearing and I will give you an update at your following hearing on the results from that Board of Appeals hearing.

Also, two weeks ago, I was at the National Alliance of Preservation Commission forum conference in Des Moines, Iowa. Shelley Caltagirone was also present. There were over 700 attendees from state, local and federal governments, commissions, staff, along with the Parks Service. I mentored a session on Living Heritage and Shelley presented the City and the Department's program, along with the Cultural Heritage specialists from San Antonio. It was a really well attended session. We got a lot of great feedback and there is certainly no shortage of other cities across the United States struggling with the same issue. There was a lot of excitement in the audience about the type of work that we are doing and other small cities like San Antonio are doing to address the issue at the local level.

Finally, just a reminder, the National Trust Conference is coming, and the department is sponsoring the Intangible Heritage Track. This also reminds me that we are sponsoring 50% off on registration for all community members in San Francisco. They just have to use a special code. San Francisco Heritage and the Department have promoted this code. We are happy to forward that along to you as well but I believe there will be more promotion on that, as registration progresses. I believe some of you are also presenting as part of the trust conference and we will continue to give you updates on the various events and sessions that the Department is participating in along that track.

**President Wolfram:**

What are the dates of that?

**Tim Frye, Preservation Officer:**

I believe it is November 13<sup>th</sup> through the 16<sup>th</sup> and it will be down at the Embarcadero Hyatt. Then finally, related to that, there will be a trust live session around Intangible Cultural Heritage here in San Francisco. It will be a part two. The part one will be in San Antonio, at their Living Heritage Symposium, that occurs the first week in September so I won't not be at that hearing because Shelley and I will also be in attendance at that symposium presenting more again more of the City's work. That concludes my comments and announcements, unless you have any questions. Thank you.

**Commissioner Johnck:**

Tim, I am interested in your point, you mentioned that the interns were working on a project to address a Sea Level Rise and Waterfront Design Guidelines. Could you just tell me more about that? Who is the staff person leading that. I am interested.

**Tim Frye, Preservation Officer:**

I am not familiar with that project. Tina Tam is in the audience.

**John Rahaim, Planning Director:**

I think Maggie Wenger on our staff, is our Sea Level Rise planner, who's been working on Sea Level Rise for quite some time.

**Commissioner Johnck:**

Oh yeah, well I can call her and talk about this. I do not need a full explanation.

**Tim Frye, Preservation Officer:**

Sure, we would be happy to forward you some information on the project once it is complete.

**Commissioner Johnck:**

Okay yeah, I do a lot of work with the Port on that topic too.

**Commissioner Johns:**

I would just like to say, for those of you who have not been able to attend one of the sessions for the intern reports, I highly recommend it. So put it on your calendar.

**C. COMMISSION MATTERS****3. President's Report and Announcements****President Wolfram:**

I have no formal report or announcements, but I would like to, on behalf of the Commission, welcome the interns to our Commission hearing today. I hope you will find it interesting and we look forward to seeing your project reports in the end of August.

**4. Consideration of Adoption:**

- [Draft ARC Minutes for June 6, 2018](#)

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

- [Draft HPC Minutes for June 20, 2018](#)

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

**5. Commission Comments & Questions****Commissioner Pearlman:**

I just want to disclose that I had a conversation with the project sponsor on 940 Battery Street, number 10 on our agenda today.

**Commissioner Black:**

Yes, I was going to say the same thing. I had a tour and a conversation.

**Commissioner Johnck:**

Well I went out to the -- an invitation from Mr. Landa, I went out to the Potrero Power Station site and toured that.

**Commissioner Black:**

And I should correct mine - that was Tennessee Street, not 940 Battery. Thanks.

**President Wolfram:**

Ok, but do you mean the Potrero Power Plant because we have Tennessee Street also on our agenda.

**Commissioner Black:**

Yes. That's correct; it's the Potrero Power Plant.

**Commissioner Pearlman:**

And I encourage anybody else on the Commission to get out there to see it. It is really -- I was just out there this morning. It is really impressive.

6. CENTRAL SOMA PLAN – Consideration of amendments to the Public Benefits Package as introduced by Supervisor Kim.

**SPEAKERS:** = Joshua Switzky – Staff introduction  
 = Lisa Chen – Staff report  
 + Katherine Petrin – Support for encouraging funds for preparation  
 + Mike Buhler – Support for encouraging funds for preparation

**ACTION:** Directed Staff to Draft a Letter to the BoS with recommendations

At its August 1, 2018 hearing the Historic Preservation Commission (HPC) discussed the proposal to reduce the amount of potential funding from the Central SoMa Public Benefits Program towards the rehabilitation of the Old U.S. Mint (Old Mint), City Landmark No. 236. While a much greater investment is needed to realize the full potential of the Old Mint, the HPC strongly encourages the Land Use Committee to recommend retention of the 1% allocation (potentially \$20,000,000) considering its potential as a facility that supports the community and the City's history.

Built in 1874, The Old Mint is not only a locally-designated Landmark; it is listed as a National Historic Landmark, the highest recognition bestowed upon only the most significant places in America. In 1997, the federal government sold the Old Mint to the City of County of San Francisco for one dollar on the condition that it would be rehabilitated for public use. In 2015 the Old Mint was listed by the National Trust for Historic Preservation on its America's eleven most endangered places due to lack of investment. Despite stops and starts to revive the Old Mint, the City Family has made significant progress over the last three years by actively working with community partners to reposition the structure as one that represents the activity, safety, and stability of the surrounding neighborhood.

The HPC supports the many goals of the Public Benefits Package and agrees that the Central SoMa Plan should not shoulder the entire cost of rehabilitating the structure. The 1% allocation is a fraction of the total resources required to bring the Old Mint to current safety standards but remains a critical contribution to realizing its potential. As one of the most significant public buildings in the West, our community partners, along with the City family, are committed to sharing the financial responsibilities to reimagine the Old Mint as an anchor of safety, utility, and in service to the many communities that make up Central SoMa. The

HPC strongly urges the Land Use Committee and the Board of Supervisors to retain the opportunity for the Old Mint to potentially capture \$20,000,000 from the Public Benefits Package commitment.

AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 LETTER: 0086

#### 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.

7. 2018-008949DES (S. FERGUSON: (415) 575-9074)  
175 GOLDEN GATE AVENUE – South side of Golden Gate Avenue between Jones and Leavenworth streets, Assessor's Parcel Block No. 0349, Lot No. 011 (District 6)  
 Consideration to initiate and adopt a Resolution to recommend to the Board of Supervisors a change of designation of 175 Golden Gate Avenue (De Marillac Academy) to a Category III, Contributory Building pursuant to Section 1106 of the Planning Code and provide review and comment on Board of Supervisors proposed amendments to the **Planning Code** and **Zoning Map** to rezone the building at 175 Golden Gate Avenue from RC-4 (Residential-Commercial, High Density) to C-3-G (Commercial, Downtown General). Historically known as the St. Boniface School, 175 Golden Gate Avenue was constructed in 1908 as part of the adjacent St. Boniface Catholic Church complex. In 1983, the church and friary building (133-135 Golden Gate Avenue, Assessor's Parcel Block No. 0349, Lot Nos. 012 and 013) was designated as San Francisco City Landmark No. 172. The subject building located at 175 Golden Gate Avenue is not designated as part of San Francisco City Landmark No.172. 175 Golden Gate Avenue is located in RC-4 – Residential-Commercial, High Density zoning district and an 80-T, 120-T Height and Bulk district.  
*Preliminary Recommendation: Approve*  
**(Proposed Continuance to September 5, 2018)**

SPEAKERS: None  
 ACTION: Continued to September 5, 2018  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland

#### E. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

8. (J. VIMR: (415) 575-9109)  
2694 MCALLISTER STREET – located on the north side of McAllister Street at its intersection with Willard Street North, Assessor's Block 1166, Lot 045 (District 1). Consideration of adoption of a resolution recommending **Landmark Tree** designation by the Urban Forestry Council for the California buckeye tree located at the subject property. 2694 McAllister

Street is located within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: None  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 RESOLUTION: [965](#)

## F. REGULAR CALENDAR

9. [2018-000537COA-02](#) (J. VIMR: (415) 575-9109)  
1001 TENNESSEE STREET – located on the east side of Tennessee Street between 20<sup>th</sup> and 22<sup>nd</sup> Streets, Assessor’s Block 4108, Lot 003P (District 10). Request for a **Certificate of Appropriateness** to correct dry rot through the removal of existing T1-11 siding at the south elevation and its replacement with painted corrugated metal cladding. 1001 Tennessee Street is a non-contributory property located within the Article 10 Dogpatch Landmark District, an UMU (Urban Mixed Use) Zoning District, and 40-X Height and Bulk Limit.

*Preliminary Recommendation: Approve*

SPEAKERS: = Jonathan Vimr – Staff report  
 + Project sponsor– Project presentation  
 + Property owner – Fix the leaks  
 - Connie Tannen – Products and finish treatments  
 ACTION: Approved with modifications allowing substitute material and for staff to review final details prior to issuance.  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 MOTION: [0344](#)

10. [2015-001033COA](#) (R. SALGADO: (415) 575-9101)  
940 BATTERY STREET – located at Battery Street between Vallejo Street and Green Street, Assessor’s Block 0136, Lot 004A (District 3). Request for a **Certificate of Appropriateness** for interior and exterior alterations to the property in support of a change of use from a commercial/industrial space to a museum, including modifications to window and door openings at the Battery Street façade, construction of a one-story rooftop addition, and modifications to the rear elevation including the creation of two covered setback terraces. The subject property is listed as a contributing building within the Northeast Waterfront Landmark District, and is located within a C-2 (Community Business) Zoning District and 65-X Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Rebecca Salgado – Staff report  
 + Larry Badiner – Project presentation  
 + Speaker – Project presentation  
 + Steve Oliver – Funding  
 = Harvey Hacker – Request for continuance  
 - Michael Busk – Further consideration

= Mike Buhler – Proposed alteration  
 - Patricia Busk – Further consideration

ACTION: Approved with Conditions  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 MOTION: [0345](#)

- 11a. [2018-008807LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
320 HAYES STREET – north side of Hayes between Gough and Franklin streets in Hayes Valley. Assessor’s Block 0809, Lot 005 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Hayes Street Grill is a restaurant that has served San Francisco for 39 years. 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 within a Hayes NCT (Hayes-Gough Neighborhood Commercial Transit) Zoning District and 40-X/50-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shelley Caltagirone – Staff report  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 RESOLUTION: [966](#)

- 11b. [2018-008754LBR](#) (S. CALTAGIRONE: (415) 558-6625)  
3199 FILLMORE STREET – southwest corner of Fillmore and Greenwich Street in the Marina District. Assessor’s Block 0515, Lot 001 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Balboa Café Restaurant and Bar has served San Francisco for 105 years. 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 within the Union Street NCD (Union Street Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 11a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Hyland  
 RESOLUTION: [967](#)

12. 2017-011878ENV (A. VANDERSLICE: (415) 575-9075)  
POTRERO POWER STATION MIXED-USE PROJECT (1201 ILLINOIS STREET) – irregularly shaped industrial site that is bordered by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west, Assessor’s Blocks/Lots 4232/006, 4232/001, 4175/002, 4175/017, and 4175/018, (District 10). - **Informational**



**Presentation** regarding the Potrero Power Station Mixed-Use project. The project site is located in San Francisco's Central Waterfront neighborhood, south of the recently approved, but not yet constructed, Pier 70 Mixed-Use Project. The Proposed Project is located on an approximately 29.0-acre site along San Francisco's Central Waterfront, encompassing the site of the former Potrero Power Plant that closed in 2011. The proposed project would redevelop the site for a proposed multi-phased, mixed-use development, and activate a new waterfront open space. The proposed project would provide for development of residential, commercial (including office, research and development [R&D]/life science, retail, hotel, and production, distribution, and repair [PDR]), parking, community facilities, and open space land uses. Overall, the proposed project would construct up to approximately 5.3 million gross square feet of new uses. The project is within a PDR-1-G (Production, Distribution & Repair -1- General) and M-2 (Heavy Industrial) Zoning District and 40-X and 65-X Height and Bulk District.

*Preliminary Recommendation: None - Informational*

**SPEAKERS:** = Allison Vanderslice – Staff report  
+ John Lau – OEWD Staff presentation  
+ Enrique Landa – Project presentation  
+ Jim Abrams – Project presentation  
- Peter Linenthal – Preserving the brick building

**ACTION:** None - Informational

ADJOURNMENT 2:56 PM

ADOPTED SEPTEMBER 5, 2018