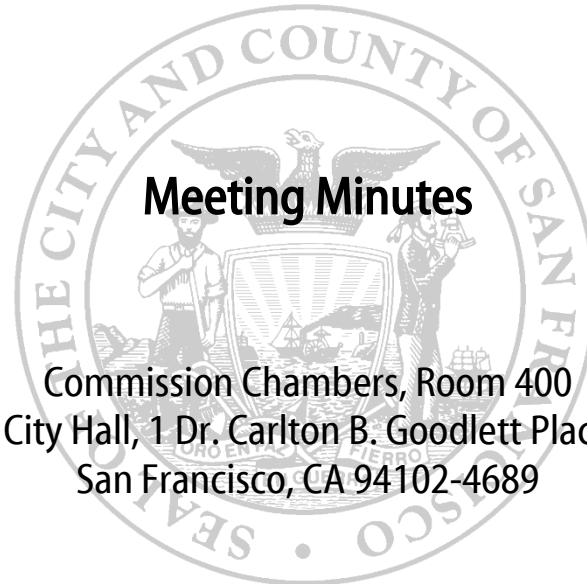


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

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

Wednesday, February 5, 2020
12:00 p.m.
Architectural Review Committee
Meeting

COMMISSIONERS PRESENT: Black, Pearlman, So

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:00 PM

STAFF IN ATTENDANCE: Monica Giacomucci, 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

* Election of a Committee Chair

SPEAKERS: None
ACTIONS: Committee Chair – Jonathan Pearlman
AYES: Black, Pearlman, So

1. Committee Comments & Questions

None

B. REGULAR

2. [2019-004772COA](#) (M. GIACOMUCCI: (415) 575-8714)
3250-70 18TH STREET – north side of 18th Street between Shotwell Street and Van Ness Avenue. Assessor's Block 3754, Lots 086 and 085 (District 9) – Request for **Review and Comment** by the Architectural Review Committee of the Historic Preservation Commission on new construction of a proposed three-story-over-basement school building connected to Saint Charles School by a pedestrian bridge. Saint Charles School is designated City Landmark No. 139 under Article 10 of the Planning Code. The property is located within a RH-3 (Residential-House, Three Family) District and 55-X Height and Bulk District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Monica Giacomucci – Staff report
 + Peter Pfau – Project presentation
 ACTION: Reviewed and Commented

ARC COMMENTS*Saint Charles School*

On balance, the ARC found the proposed alterations to Saint Charles School to be sensitive to the building's character-defining features and consistent with the Secretary of the Interior's Standards. Commissioner Black commented that the proposed footbridge requires little physical intervention to connect to Saint Charles School, and could easily be removed in the future with minimal damage, if any, to existing historic fabric. Commissioners Pearlman and So concurred with this assessment.

Commissioner Pearlman appreciated the simple treatment of the proposed circulation core at the rear façade, but suggested that it should be more substantial to better relate to the mannered decorative elements of the Landmark. Commissioner Pearlman suggested introducing a cornice-like element, continuing some of the horizontal divisions from Saint Charles School onto the new circulation core, or generally conveying a greater sense of mass. Commissioner So concurred with this assessment and further suggested that the circulation core should more solidly "tie back" to the rear façade. Both Commissioner Pearlman and Commissioner So appreciated the proposal to introduce new window openings on the rear façade.

New School Building

On balance, the ARC found the proposed massing and location of the New School Building to be appropriate for the Landmark and consistent with the Secretary of the Interior's Standards. Commissioner Black indicated that the New School Building includes horizontal divisions on its front façade which accord with the horizontal divisions on Saint Charles School. Commissioner So agreed, but suggested that these elements should not be restricted to the front façade of the

New School Building; instead, the east façade should have a similar language of design to relate to the Landmark. Commissioner So pointed out that the east façade of the New School Building and the west façade of Saint Charles School are separated by the proposed play yard, and therefore these facades together form the walls of an “outdoor room.” The design of the east façade of the New School Building should be more holistic and should consider the existing spatial relationships of the Landmark.

Commissioner Pearlman agreed, and asked if the irregular fenestration pattern on the east façade of the New School Building could be regularized to reflect the strict symmetry of the Landmark’s fenestration. He also commented that both the New School Building and Saint Charles School are 3-dimensional, with all façades visible from public rights-of-way. Both Commissioner Pearlman and Commissioner So suggested wrapping the language of the front façade around to the east façade of the New School Building, which is currently bound by a frame. Commissioner So expressed admiration for the framing element as an interesting and strong design element – but one that would be best used on a building with only a visible front façade. The Project Team responded that Saint Charles School has a highly decorative, street-oriented front façade, and the intent was to reference this in the New School Building.

Commissioners Pearlman and So understood this intent, but encouraged a more contextual design on the east façade of the New School Building. Commissioner Black concurred. Finally, Commissioner So challenged the Project Team to strengthen the relationship between the two buildings across the proposed play yard in a revised project.

ADJOURNMENT 12:41 PM
ADOPTED MAY 6, 2020