

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Meeting Minutes

REMOTE HEARING

via video and teleconferencing

**Wednesday, September 16, 2020
12:00 p.m.
Architectural Review Committee
Meeting**

COMMISSIONERS PRESENT: Black, Pearlman, So

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

STAFF IN ATTENDANCE: Alex Westhoff, Rich Sucre, 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. [2019-023623COA](#) (A. WESTHOFF: (628) 652-7314)
130 TOWNSEND STREET – located at the north side of Townsend Street at the corner of Stanford Street, Block 3788, Lot 008. **Review and Comment** by the Architectural Review Committee regarding the proposal to construct a four-story addition to the existing double-height, one-story brick building, which is a contributing resource to the South End Landmark District (Article 10). The project also includes new construction of an adjacent five-story building on the same lot on an existing surface parking lot. Subject property is located in a CMUO (Central SoMa-Mixed Use Office) Zoning District and 65-X Height and Bulk District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Alex Westhoff – Staff report
+ Lada Kocherovsky – Project presentation
= Rich Sucre – Response to questions
ACTION: Reviewed and Commented

ARC COMMENTS

1. **General.** The Commissioners generally expressed support for this project as it aligns with the Central SoMa neighborhood's pattern of development with large, bulky, boxy buildings.
 - Commissioner Black expressed support of the design and its compatibility with the neighborhood but asked about the recess proposed for the existing windows and doors on the subject property. The Project Sponsor responded that the recesses will remain as is.
 - Commissioner Pearlman echoed Commissioner Black's support for the design. He stated that the Townsend Building's new addition and the Stanford Building related in form and massing, and were aligned in setbacks and scales, but that materials differentiated the two structures. Overall the project was consistent with the vocabulary of the district and he felt the materials, design and colors were effective and compatible, and the existing historic resource still read as whole.
2. **Setbacks**
 - Commissioner Pearlman asked why other additions to contributing resources in the South End District, such as 178 Townsend, do not have the same setbacks. Staff responded that subject property's Stanford Street frontage lies on the southern side of an East-West narrow street; and thus, the property is subject to setback controls of Planning Code Section 261.1(d) [sun-access plane]. The 178 Townsend's secondary frontage fall on the northern side of an East-West narrow street; and thus, that property is not subject to the aforementioned controls.
 - Commissioner Pearlman also stated that the existing setbacks, as proposed, were appropriate and compatible with the surrounding district.
 - Commissioner Black also stated that the setbacks were fine as proposed.

3. Requested Changes

- Commissioner Pearlman stated that more study was necessary from eye level including renderings from both directions.
- Commissioner So inquired about the transition between the two buildings, which was depicted as white on the renderings. She suggested exploring a hyphen for clearer delineation between the two buildings.

ADJOURNMENT 12:51 PM

ADOPTED NOVEMBER 4, 2020