

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Wednesday, October 7, 2020
12:30 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:33 PM

STAFF IN ATTENDANCE: Elizabeth Gordon-Jonckheer, Michelle Taylor, Monica Giacomucci, Rich Sucre, Pilar LaValley, Frances McMillen, Jorgen Cleemann, Justin Greving, Wade Wietgreffe, Allison Vanderslice, 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

SPEAKERS: None

B. DEPARTMENT MATTERS

1. Director’s Announcements

None.

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

Rich Sucre:

Yes, Commissioners, Rich Sucre, department staff. I just wanted to recognize that recently the Board of Supervisors introduced an ordinance per Supervisor Mandelman to introduce the of the Lyon-Martin House. So, it will be put forward to you at some point in the future.

C. COMMISSION MATTERS

3. President’s Report and Announcements

None.

4. Consideration of Adoption:

- [Draft HPC Minutes for September 16, 2020](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

5. Commission Comments & Questions

Commissioner Matsuda:

Hello, everyone. I just wanted to share there was a blurb on one of the social media websites that the Buena Vista Cafe has a new sign outside their door that was given to them, or presented to them by an organization called E Clampus Vitus, is that how you pronounce it? Or commonly known as Clampers. And I thought this was interesting and thought that maybe we can have a re-discussion with the Planning Department about our plaques. Because it included, I think, very interesting and informative information about the intangibles that this restaurant, particular restaurant, or this particular bar, and you know - I think it's world famous, that their Irish coffees are the best. And it talked about that. And that I thought that was a great thing and I thought maybe we could start to think about ways that our plaques can reflect both the tangible and the intangibles.

President Hyland:

Great ideas.

D. REGULAR CALENDAR

- 6a. [2020-004819MLS](#) (A. KIRBY: 628-652-7336)
450 PACIFIC AVENUE – north side of Pacific Avenue at the corner of Osgood Place. Assessor’s Block 0164, Lot 010 (District 3). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Contributor to the Jackson Square Historic District under Article 10 of the Planning Code, the four-story, plus basement, brick and timber, office building was first constructed c.1887 as the Kentucky Stables Building and rebuilt after the 1906 earthquake and fire. The subject property is located within a C-2 (Community Business) Zoning District and 65-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Elizabeth Gordon-Jonckheer – Staff presentation
 = Michelle Taylor – Staff presentation
 + Jesse Feldman – 450 Pacific Avenue
 + Tjarko Liefer – 1315 Waller Street
 + Jonathan Dascola – 59 Potomac Street

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Johns, So, Matsuda, Hyland

RECUSED: Pearlman

RESOLUTION: [1140](#)

- 6b. [2020-004811MLS](#) (M. TAYLOR: 628-652-7352)
1315 WALLER STREET – south side of Waller Street between Delmar and Masonic Streets. Assessor’s Block 1255, Lot 080 (District 6). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Nominated for listing on the National Register of Historic Places, the subject building is a two-and-half-story plus basement, wood-frame, single-family dwelling designed in the Queen Anne style by local shipbuilder John A. Whelan in 1896. 1315 Waller Street, or “Winter” as it also known, is one in a row of four homes referred to as the “Four Seasons” for their associated ornamental detailing. The subject property is located within a RH-3 (Residential-House, Three-Family District) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 6a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland

RESOLUTION: [1141](#)

- 6c. [2020-004685MLS](#) (S. FERGUSON: 628-652-7354)
59 POTOMAC STREET – east side of Potomac Street between Waller Street and Duboce Avenue. Assessor’s Block 0865, Lot 008 (District 6). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Contributor to the Duboce Park Historic District under Article 10 of the Planning Code, the two story over garage, wood-frame, single-family dwelling was built in 1899 and features a gable roof and bay window. The subject property is located within a RH-2 (Residential-House, Two-Family District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 6a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Foley, Johns, Pearlman, So, Matsuda, Hyland
 RESOLUTION: [1142](#)

7. [2019-012604PTA](#) (M. GIACOMUCCI: (628) 652-7414)
1035 HOWARD STREET – Located on the south side of Howard Street between Russ and Harriet Streets; Lot 094 in Assessor’s Block 3731 (District 6) - Request for a **Permit to Alter** to demolish two existing ancillary buildings at the rear of the subject property and construct a five-story rear addition. The project also includes restoration of the existing Art Deco building. The project would utilize Planning Code Section 803.9(b) to institute 24,999 square feet of office use. The subject property is designated as a Category II Building (Significant, Possible Alterations) under Article 11 of the Planning Code. The subject property is located in a MUG (Mixed-Use, General) Zoning District and straddles 65-X and 85-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Monica Giacomucci – Staff report
 + Olle Lundberg – Project sponsor presentation
 = Rich Sucre – Response to questions
 ACTION: Approved with Conditions
 AYES: Foley, Johns, Pearlman, So, Matsuda, Hyland
 ABSENT: Black
 MOTION: [0427](#)

8. [2020-008397CRV](#) (P. LAVALLEY: (628) 652-7372)
2868 MISSION STREET – Located on the west side of Mission Street between 24th and 25th Street, Assessor’s Block 6516, Lot 007 (District 9). **Request to Adopt a Resolution** in support of the nomination of the Mission Cultural Center (also known as Mission Cultural Center for Latino Arts; Centro Cultural de la Misión) to the National Register of Historic Places under Criterion A (Events) in the areas of Social History, Art, Performing Arts, and Ethnic Heritage: Hispanic for its association with the social and ethnic history of the Mission District as a predominately Latino enclave, along with the development of Latino arts in San Francisco in association with California’s Latino cultural center movement of the 1970s. The property is zoned Mission Street NCT (Neighborhood Commercial Transit) and 45-X and 80-B Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution Recommending Nomination

SPEAKERS: = Pilar LaValley – Staff presentation
 + Desiree Aranda – Project sponsor presentation
 + Jonathan Lammers – Project sponsor presentation
ACTION: Adopted a Recommendation for Approval
AYES: Foley, Johns, Pearlman, So, Matsuda, Hyland
ABSENT: Black
RESOLUTION: [1143](#)

9. [2020-008400CRV](#) (F. MCMILLEN: (628) 652-7376)
535 GREEN STREET – Located on the south side of Green Street between Grant Avenue and Columbus Avenue, Assessor’s Block 0131, Lot 021 (District 3). **Request to Adopt a Resolution** in support of the nomination of the Buon Gusto Sausage Factory to the National Register of Historic Places under Criterion A (Events) in the area of Commerce and Industry for its association with the commercial development of the North Beach neighborhood and the history of the neighborhood’s Italian community during the early-to-mid 20th century; and under Criterion C (Design) in the area of Architecture as the work of master architect Martin J. Rist and as an intact representative example of International style/Modern architecture applied to a utilitarian building. The property is zoned NCD (North Beach Neighborhood Commercial) and is in 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution Recommending Nomination

SPEAKERS: = Frances McMillen – Staff presentation
 + Katherine Petrin – Project sponsor presentation
 + Stan Hayes – Support
 = Kieran Buckley – Owner, did not know about nomination until yesterday
 = Emily – Nomination might impact pending application for building permit
 + Woody LaBounty – Support
 = Jorgen Cleemann – Response to questions
ACTION: Adopted a Recommendation for Approval
AYES: Foley, Johns, Pearlman, So, Matsuda, Hyland
ABSENT: Black
RESOLUTION: [1144](#)

10. [2019-021884ENV](#) (J. GREVING: (628)652-7553)
2500 MARIPOSA STREET – Located on a superblock comprised of two square blocks bounded by 17th Street to the north, Hampshire Street to the east, Mariposa Street to the south, and Bryant Street to the west, Assessor’s Block 3971, Lot 001 (District 10). **Review and Comment** before the Historic Preservation Commission on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to demolish the existing two-story Potrero Trolley Coach Division Maintenance and Operations Facility for the construction of a new maintenance and operations building. The project would be an approximately 1,300,000-gross-square-foot structure covering almost the entire lot. The building at 2500 Mariposa Street is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a P (Public) Zoning District and 65-X Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Justin Greving – Staff presentation
+ Licia Ibarra – SFMTA
= Wade Wietgrebe – Response to questions
= Allison Vanderslice – Response to questions
ACTION: Reviewed and Commented

ADJOURNMENT 3:42 PM – IN MEMORY OF BOB PASSMORE
ADOPTED NOVEMBER 4, 2020