

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday, August 4, 2021**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** MATSUDA, BLACK, FOLEY, JOHNS, NAGESWARAN, SO, WRIGHT  
**COMMISSIONERS ABSENT:** None

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT MATSUDA AT 12:37 PM**

**STAFF IN ATTENDANCE:** Elizabeth Gordon-Jonckheer, Katie Wilborn, Pilar LaValley, Allison Vanderslice, Justin Greving, Monica Giacomucci, Jonathan Vimr, Rich Sucre, Liz Watty – Director of Current Planning, 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. Department Announcements

**Liz Watty, Director of Current Planning:**

This is Liz Watty, Director of Current Planning, sitting in for Director Hillis today. We do have one announcement, and I will hand the ball over to Elizabeth Gordon-Jonckheer to give us a brief update on the Legacy Business program.

**Elizabeth Gordon-Jonckheer:**

I have a somewhat long update on the Legacy Business program, and I have Katherine Wilborn with me as well in case you have any questions. The Legacy Business program received a \$500,000 in additional funding from the Board of Supervisors where \$400,000 of that add back is to go directly to qualifying small businesses. During the 2021 through 2022 fiscal year, and the remaining \$100,000 will be used for a one-time new hire to support and expedite the review of Legacy Business applications. This is exciting news for both the existing qualifying businesses that could benefit from fiscal support but also for staff and future review of new legacy businesses. For the remainder of this year, the Office of Small Business will need to equitably administer a new grant program for the \$400,000 as well as continue their ongoing promotional projects for legacy businesses. These promotional projects include the Digital Marketing Campaign through an RFP contract with Design Media, and the physical bronze plaques that are being contracted and fabricated through priority Architectural Graphics. These promotional projects will continue alongside the new grant distribution and hiring process. Because of the staff time needed to administer the grant funding and to catchup on the large backlog of plaque request, the ongoing updates to the website and the digital promotional tools, the Office of Small Business will need to somewhat pause the review of new Legacy Business applications until the additional supportive member is hired. It's anticipated that this new member will be able to be hired by the end of 2021 and can begin reviewing the backlog of Legacy Business applications. And in the meantime, when you have potentially fewer legacy businesses coming forward to the HPC. When the Legacy Business applications begin back again in full, Rick from OSB will have a staffing report and reviewing this application. And Planning anticipates we will receive more businesses per batch. And that concludes my presentation.

**C. COMMISSION MATTERS**

## 2. President's Report and Announcements

**President Matsuda:**

I don't have any reports or announcements at this time. But I'm sorry, I'd like to ask Elizabeth one question, particularly about the promotion of Legacy Businesses. This additional \$400,000 also set aside some funding to do some further promotion of Legacy Businesses within each of the districts.

**Elizabeth Gordon-Jonckheer:**

I'm sorry. I'm sorry, I'm muted. Yes, and I believe Katie can update you additionally.

**President Matsuda:**

Great. Thank you.

**Katie Wilborn:**

The \$400,000 is actually separate from the typical Legacy Business grant funding. And this is specifically to support qualifying Legacy Businesses. I do not believe that that is for a promotional tool. I think that is a separate pool. The \$400,000 is really to, I think, combat some of the fiscal side of things due to Covid.

**President Matsuda:**

And sorry, can I ask one other question. Is there a priority within the \$400,000. Meaning are they going to have an internal priority of what is going to be resolved first or delegated first or tackled first and kind of work their way down or...

**Katie Wilborn:**

So I know that, and I apologize, I don't know all the ins and outs of it, but the Board of Supervisors delegated the \$400,000. I do know that they will need to create a new grant to do the business assistance grant for those qualifying businesses. They'll have to create a new RFP and select a third party check printer. So there's going to be a lot of steps, and I don't necessarily know that there's a priority for certain businesses or what's involved in that. But I know it's going to be a lot of work on the OSB to just get the \$400,000 out to those businesses.

**President Matsuda:**

Okay. Thank you. So if we wanted to ask further questions -- I'm just concerned about the real small business. If a business that has less than five employees, and those are, I think, businesses that have really suffered the most through the pandemic. And just, because they were not eligible for a lot of the public grants and loans that were available, because you needed to prove that you had a certain amount of employees. And some of these were one-person-operated businesses, And just wondering if that's going to be considered through the process. But I will follow up with Rick Kurylo at the Office of Small Business. Thank you.

**Jonas P. Ionin, Commission Secretary:**

Okay. If there's nothing further, Commission President Matsuda, we do have a member of the public requesting to speak. I don't know if it's on this matter, but shall we take that caller?

**President Matsuda:**

Sure.

**Jonas P. Ionin, Commission Secretary:**

Okay. Member of the public, are you requesting to speak on Department Matters?

**Woody LaBounty:**

Yes, I am.

**Jonas P. Ionin, Commission Secretary:**

Okay. You have two minutes.

**Woody LaBounty:**

Thank you. This is Woody LaBounty from SF Heritage. I just want to speak on this. I want to congratulate Historic Preservation Commission because your letter that you wrote last year really help make this happen. San Francisco Heritage worked very hard last year to make this a Preservation priority to help Legacy Businesses and to restore that business assistance grant. And we worked very closely with various supervisors on this but I do want to say the HPC wrote in favor of supporting Legacy Businesses during the crisis during Covid last year. And so, I just want to thank you for your help in pushing this along. I do want to get money in the pockets of the Legacy Business owners and restore that business assistance grant, and this is a great first step. So, mostly this is just a thank you to you.

**Jonas P. Ionin, Commission Secretary:**

Okay. Thank you.

**President Matsuda:**

Thank you. I'm sorry, Jonas. I just want to publicly acknowledge the three supervisors that were really instrumental in advocating for this additional funding. It is Supervisors Peskin, Chan, and Ronen.

3. Consideration of Adoption:
  - [Draft Minutes for ARC May 19, 2021](#)
  - [Draft Minutes for HPC July 21, 2021](#)

SPEAKERS: None  
 ACTION: Adopted  
 AYES: Wright, Nageswaran, Black, Foley, Johns, So, Matsuda

4. 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.

**E. REGULAR CALENDAR**

5. [2021-002831DES](#) (P. LAVALLEY: (628) 652-7372)  
ONE MONTGOMERY STREET (AKA 1-25 MONTGOMERY STREET), CROCKER NATIONAL BANK BUILDING – northwest corner of Post Street, Assessor's Parcel Block No. 0292, Lots 001A and 002 (District 3). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of One Montgomery Street (aka 1-25 Montgomery Street) as an individual

Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. One Montgomery Street was initiated for designation by Supervisor Peskin on December 15, 2020 and approved by the Board of Supervisors on January 12, 2021 (See BOS File No. 201404). One Montgomery Street, designed by architects Willis Polk and Charles E. Gottschalk, and constructed in two phases in 1908 and 1920 for First National Bank (later Crocker National Bank), is historically significant for its association with reconstruction in the Financial District following the 1906 Earthquake and Fire. The building is also architecturally and historically significant as an excellent and well-preserved example of an early twentieth century banking temple building type in the Italian Renaissance Revival-style with grand interiors that exhibits high artistic value, was designed (in its first phase) by recognized master architect Willis Polk, and includes the work of master craftsman Arthur Putnam. The subject property is in a C-3-O (Downtown-Office) Zoning District and 250-S Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: + Lee Hepner, Legislative aide to Supervisor Peskin  
= Pilar LaValley – Staff presentation  
+ Katherine Petrin - Support  
ACTION: Adopted a Recommendation for Approval  
AYES: Nageswaran, Black, Foley, Johns, So, Matsuda  
RECUSED: Wright  
RESOLUTION: 1195

6. [2021-002874DES](#) (P. LAVALLEY: (628) 652-7372)  
447 BATTERY STREET (aka JONES-THIERBACH COFFEE COMPANY BUILDING) – northwest corner of Merchant Street, Assessor’s Parcel Block 0206, Lot 002 (District 3). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 447 Battery Street (aka Jones-Thierbach Coffee Company Building) as an individual Article 10 Landmark pursuant to Section 1004.2 of the Planning Code. 447 Battery Street was initiated for designation by Supervisor Peskin and approved by the Board of Supervisors on January 12, 2021 (See BoS File No. 201298). 447 Battery Street, designed by architect Frank S. Van Trees and constructed in 1907 for Jones-Thierbach Coffee Company, is historically significant for its association with the San Francisco coffee industry and reconstruction in the Produce Market (now Financial District) following the 1906 Earthquake and Fire. The building is also architecturally significant as a surviving example of the brick store-and-warehouse type that was common during the nineteenth and early twentieth centuries, but that has become increasingly rare in the broader North of Market. The subject property is in a C-3-O (Downtown-Office) Zoning District and 200-S Height and Bulk District.  
*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: + Lee Hepner, Legislative aide to Supervisor Peskin  
= Pilar LaValley – Staff presentation  
+ Justin Zucker – Project sponsor  
+ Katherine Petrin – Support  
= Victoria Wong – City attorney  
= Allison Vanderslice – Response to questions  
= Jonas P. Ionin – Response to questions and comments

ACTION: Adopted a Recommendation for Approval as amended to include Findings articulated by Commissioners Nageswaran and Johns; and eliminating the three-story, rectangular shape as character defining features.  
 AYES: Black, Foley, Johns, So, Matsuda  
 NAYS: Nageswaran  
 RECUSED: Wright  
 RESOLUTION: 1196

7. [2021-001636PTA](#) (J. VIMR: (628) 652-7319)  
161 STEUART STREET – east side between Mission and Howard Streets; Lot 007 in Assessor's Block 3715 (District 6). Request for a **Permit to Alter** to install a new inclined lift meeting accessibility requirements at the existing exterior stair alcove for the primary (eastern), Embarcadero entry. The lift will be attached to existing stair treads with a partial lift run and lower landing at the sidewalk. 161 Steuart Street is located in a C-3-O (Downtown-Office) Zoning District and 84-X Height and Bulk District. 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: = Jonathan Vimr – Staff report  
 + Megan Padalecki – Project sponsor  
 ACTION: Approved with Conditions  
 AYES: Wright, Nageswaran, Black, Foley, Johns, So, Matsuda  
 MOTION: 0442

8. [2019-021884ENV](#) (J. GREVING: (628)652-7553)  
2500 MARIPOSA STREET – north side between Hampshire and Bryant Streets, Assessor's Block 3971, Lot 001 (District 10). **Review and Comment** before the Historic Preservation Commission on 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 new, approximately 1,300,000-gross-square-foot structure would occupy the site and rise to heights ranging from 75 to 100 feet across the site. It would contain a three-level, approximately 75-foot-tall replacement transit facility plus a mix of commercial and residential uses in the remainder of the project as part of a joint development program between SFMTA and a private project co-sponsor. 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: = Allison Vanderslice – Introduction  
 + David Nugroho – SFMTA presentation  
 + Licia Iberri – SFMTA presentation  
 = Justin Greving – Staff presentation  
 ACTION: Reviewed and Commented (Commissioners Foley and Nageswaran recused)

9. [2020-010382CRV](#) (M. GIACOMUCCI: (628) 652-7414; J. VIMR: (628) 652-7319)  
**DELEGATION OF MINOR SCOPES OF WORK TO THE PLANNING DEPARTMENT – Amendment to the Delegation** for Planning Department Preservation staff to review, approve and deny Administrative Certificates of Appropriateness for individual Landmarks and Landmark Districts pursuant to Article 10, Section 1006.2(a) of the Planning Code and Minor Permits to Alter for Significant and Contributory Buildings and all buildings within Conservation Districts pursuant to Article 11, Section 1111.1 of the Planning Code.  
*Preliminary Recommendation: Approve*

SPEAKERS: = Elizabeth Gordon-Jonckheer – Introduction  
= Monica Giacomucci – Staff report  
= Jonathan Vimr – Staff report  
= Rich Sucre – Response to questions  
ACTION: Approved with Amendments read into the record.  
AYES: Wright, Nageswaran, Black, Foley, Johns, So, Matsuda  
MOTION: 0443

ADJOURNMENT 3:46 PM  
ADOPTED AUGUST 18, 2021