

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City and County of San Francisco

Report Prepared by: San Francisco Planning Department

Date of commission/board review: May 6, 2020

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

N/A

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code. [Article 10: Preservation of Historical, Architectural and Aesthetic Landmarks](#) [Article 11: Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 Districts](#)

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B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2018 – September 30, 2019, what properties/districts have been locally designated?

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Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
Hotel Utah (500-504 4 th Street)	11/2/2018	N/A	12/14/2018
Clyde and Crooks Warehouse Article 10 Landmark District	11/2/2018	12	12/14/2018
Mint-Mission Article 11 Conservation District	11/2/2018	15	12/14/2018
Kearny-Market-Mason-Sutter Article 11 Conservation District Expansion	11/2/2018	2	12/14/2018
Paper Doll (524 Union Street)	6/25/2019	N/A	7/12/2019
Benedict-Gieling House (22 Beaver Street)	2/22/2019	N/A	4/5/2019
The Dunham, Carrigan, and Hayden Building (2 Henry Adams)	1/25/2019	N/A	4/5/2019
Amendment to Landmark Designation: Our Lady of Guadalupe (906 Broadway)	4/26/2019	N/A	4/18/2019
Kinmon Gakuen Building (2031 Bush Street)	11/1/2019	N/A	12/5/2019
Sunshine School (2728 Bryant Street)	3/15/2019	N/A	4/5/2019
Theodore Roosevelt Middle School (460 Arguello Boulevard)	3/15/2019	N/A	4/5/2019
De Marillac Academy (175 Golden Gate Avenue)	3/12/2019	N/A	4/5/2019

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

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2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
N/A	Click or tap here to enter text.	Click or tap here to enter text.

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. *General Plan: <https://generalplan.sfplanning.org>* *References to historic preservation are found in several Elements of the San Francisco General Plan. Policy 2.1 of the Housing Element discourages demolition of existing housing, especially historically significant structures, as older housing stock tends to provide relatively affordable dwelling units. Objective 11 is to “Support and respect the diverse and distinct character of San Francisco’s neighborhoods,” acknowledging that the historic and cultural context of each neighborhood should inform and define the specific application of Housing Element policies and programs. In support of this objective, Policies 11.7 and 11.9 explicitly state, “Respect San Francisco’s historic fabric, by preserving landmark buildings and ensuring consistency with historic districts,” and “Foster development that strengthens local culture sense of place and history.” The Urban Design Element contains general principles about the physical form of the City, including conservation of cultural heritage. The element states, “Conservation of resources which provide a sense of nature, continuity with the past and freedom from overcrowding.” Principles cited in support of conservation include, “To conserve important design character in historic or distinctive older areas, some uniformity of detail, scale, proportion, texture, materials, color and building form is necessary” and “as the city grows, the keeping of that which is old and irreplaceable may be as much a measure of human achievement as the building of the new” and “Historic buildings represent crucial links with past events and architectural styles and, when preserved, afford educational, recreational, cultural and other benefits.” Specific policies of the Urban Design Element that address the richness of past development include Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7, and Policy 3.1 promotes “harmony in the visual relationships and transitions between new and older buildings.” The Community Safety Element addresses existing structures and their performance in earthquakes. Policy 1.16 calls for preservation of the architectural character of building and structures important to the unique visual image of San Francisco and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes. Also, Policy 3.11 states “Ensure historic*

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resources are protected in the aftermath of a disaster.” Policy 4.2 addresses historic buildings to ensure repairs maintain the integrity of the structure without adversely affecting its historic nature. The Arts Element touches on the topic of cultural heritage resources through the policies of Objective VI-1. This Objective and corresponding policies seek to support the continued development and preservation of artists’ and arts organizations’ spaces by preserving existing performing spaces in San Francisco. Policy VI-2.2 also addresses the need to protect, maintain and preserve existing artwork in the City Collection which is part of a landmark or other structure, such as the murals in Coit Tower (Telegraph Hill), the Mothers Building (Zoological Gardens), and the Beach Chalet (Golden Gate Park murals). The Commerce and Industry Element directly addresses cultural heritage in Policy 6.8, which states “Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.” The element also calls for improving the viability of existing industry in the City and the attractiveness of a City as a location for new industry in Objective 4. Policy 4.11 is to maintain an adequate supply of space appropriate to the needs of incubator industries, specifically stating that “Larger, older buildings with storage and loft space are particularly valuable. The South of Market area is currently serving as a functional area containing a supply of such spaces needed by new businesses. The maintenance of a reservoir of such spaces, which can fulfill these needs, is needed.” The Recreation and Open Space Element overlaps in places with preservation of landmarks, structures, and most specifically landscapes in Objective 4, which calls for the protection of open spaces and to provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood. The element directly addresses cultural heritage in Policy 1.12, which states “Preserve historic and culturally significant landscapes, sites, structures, buildings and objects,” and in Policy 1.13, which states “Preserve and protect character-defining features of historic resources in City parks, when it is necessary to make alterations to accommodate new needs or uses.” Cultural Heritage conservation is also named as an environmentally sustainable practice for the management of open space and recreations facilities under Policy 4.4. References to cultural heritage in the Transportation Element occur in Policy 2.3, which generally relates to the City’s historic fabric by stating, “Design and locate facilities to preserve the historic city fabric and the natural landscape, and to protect views.” Objective 24 addresses improvements to the ambience of the pedestrian environment and calls for the preservation of existing historic features such as streetlights and similar historic elements in Policy 24.1. It also calls for the preservation of pedestrian-oriented building frontages that provide architectural interest, a sense of scale, and transparency to provide visual connections for pedestrian benefit in Policy 24.4.

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

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All projects subject to design review go the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? The HPC's delegation for qualifying minor scopes of work (Motion M-0349) is available here: https://sfplanning.org/sites/default/files/resources/2018-03/M-0376_qualifying_minor_scopes_of_work.pdf and attached.

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? *The Planning Department acts as the lead agency for the City and County of San Francisco in preparation of CEQA documents. Planning Department Preservation staff consults with the Environmental Review Officer in the evaluation of properties to determine eligibility as historical resources for the purposes of CEQA and the identification of any potential impacts. Working in consultation with the Environmental Planning Division of the Department, Preservation staff prepares and reviews CEQA documents and brings them through the public review and certification process. During this reporting period, the HPC reviewed and commented on four Draft Environmental Impact Reports (EIR).*

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? *The Historic Preservation Commission provides review and comment on CEQA documents where potential significant impacts to historical resources have been identified. The Commission's comments are forwarded to the Environmental Review Officer and to the Planning Commission for consideration during the public review and certification process. Planning Department Preservation staff prepared 293 Historic Resource Evaluation Responses (HRERs) and Preservation Team Review (PTR) forms, which involved determining eligibility of properties as historical resources under CEQA, and analyzing potential impacts of proposed projects to properties determined to be historical resources under CEQA.*

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? *On January 19, 2007 a Programmatic Agreement was executed among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation (Advisory Council) regarding properties affected by the City's use of funds subject to Part 58 of Title 24 of the Code of Federal Regulations. The Programmatic Agreement contains stipulations that ensure the City's responsibilities under Section 106 of the National Historic Preservation Act are carried out in accordance with the appropriate regulations for all undertakings that may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places. The Mayor's Office of Housing administers Part 58 activities in the City and County of San Francisco.*
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? *The determination of eligibility is made by the Planning Department based upon*

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information provided by the Certifying Officer. The Planning Department documents its review of the undertaking on Form B, Section 106 Review Form. If the State Office of Historic Preservation has not made a previous determination of eligibility for the resource, the Planning Department proceeds to do so. Additionally, Form B documents the effect of the Undertaking on the resource, regardless of the resource's eligibility for inclusion in the National Register. The effect is classified as not adverse, not adverse with mitigations, or adverse. Depending upon the Planning Department's assessment of the effect of the Undertaking, MOH implements, modifies, or abandons the Undertaking. The Mayor's Office of Housing maintains requests for Determinations of Eligibility and Section 106 Review Forms on site.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Aaron Hyland	Historical Architect	2/26/17	12/31/20	Aaron.hyland.hpc@gmail.com
Jonathan Pearlman	Architectural Historian	3/12/17	12/31/20	Jonathan.pearlman.hpc@gmail.com
Richard Johns	Historian	3/3/15	12/31/2022	resjohns@yahoo.com
Diane M. Matsuda	At Large	3/20/17	12/31/20	diane@johnburtonfoundation.org
Kate Black	Real Estate Professional	3/20/18	3/20/23	Kate.black@sfgov.org
Lydia So	Historical Architect	9/27/19	12/31/2022	Lydia.so@sfgov.org
Chris Foley	Preservation Professional	9/27/19	12/31/2020	Chris.foley@sfgov.org

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. *N/A*
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? *Type here.*

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B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff? [Click or tap here to enter text.](#)
2. If the position(s) is not currently filled, why is there a vacancy? Type here.

Name/Title	Discipline	Dept. Affiliation	Email Address
Bishop, Melanie	Planner I, Survey/ Designation	May 2019	melanie.bishop@sfgov.org
Boudreaux, Marcelle	Planner IV, Survey/ Designation	November 2013	Marcelle.boudreaux@sfgov.org
Caltagirone, Shelley	Planner III, Citywide Planning	06/18/2007	shelley.caltagirone@sfgov.org
Cisneros, Stephanie	Planner III, Current Planning	06/15/2015	stephanie.cisneros@sfgov.org
Cleeman, Jorgen	Planner III, Environmental Planning	01/01/2017	jorgen.cleeman@sfgov.org
Enchill, Charles	Planner II, Environmental Planning	April 2019	Charles.enchill@sfgov.org
Ferguson, Shannon	Planner III, Current Planning	01/12/2015	shannon.ferguson@sfgov.org
Frye, Tim	Planner IV, Historic Preservation Officer	04/24/2006	No longer with the Department
Giacomucci, Monica	Planner II, Current Planning	07/02/2018	monica.giacomucci@sfgov.org
Gordon-Jonckheer, Elizabeth	Planner IV Current Planning	09/08/2015	elizabeth.gordon-jonckheer@sfgov.org
Greving, Justin	Planner III, Environmental Planning	12/08/2014	justin.greving@sfgov.org
Joslin, Jeff	Director of Current Planning	October 2012	Jeff.joslin@sfgov.org
Kwiatkowska, Natalia	Planner III, Current Planning	06/09/2014	natalia.kwiatkowska@sfgov.org
Kirby, Alexandra	Planner III, Current Planning	11/01/2013	alexandra.kirby@sfgov.org
Langlie, Michelle	Planner III, Current Planning	04/10/2017	Michelle.langlie@sfgov.org
LaValley, Pilar	Planner III, Survey/ Designation	11/13/2007	pilar.lavalley@sfgov.org
McMillen, Frances	Planner III, Survey/ Designation	08/15/2016	frances.mcmillen@sfgov.org
Munyan, Elizabeth	Planner I, Survey/ Designation	May 2019	Elizabeth.munyan@sfgov.org
Salgado, Rebecca	Planner III, Current Planning	04/01/2017	rebecca.salgado@sfgov.org

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Smith, Desiree	Planner II, Historic Resources Survey	07/18/2016	No longer with the Department
Smith, Margaret “Maggie”	Planner II, Environmental Planning	September 2019	Maggie.smith@sfgov.org
Sucre, Richard “Rich”	Planner IV, Current Planning	December 2010	richard.sucre@sfgov.org
Tuffy, Eiliesh	Planner III, Current Planning	10/06/2013	No longer with the Department
Taylor, Michelle	Planner III, Current Planning	1/16/2018	michelle.taylor@sfgov.org
Vanderslice, Allison	Planner IV, Current & Environmental Planning	12/03/2012	allison.vanderslice@sfgov.org
Vimr, Jonathan	Planner III, Current Planning	09/12/2016	jonathan.vimr@sfgov.org
Vu, Doug	Planner III, Current Planning	03/19/20012	No longer with the Department
Westhoff, Alex	Planner III, Current Planning	April 2019	Alex.westhoff@sfgov.org
Wilborn, Katherine “Katie”	Planner II, Current Planning	October 2018	Katie.wilborn@sfgov.org
Wong, Kelly	Planner III, Code Enforcement	October 2018	Kelly.wong@sfgov.org
Ionin, Jonas	Commission Secretary	04/08/2002	jonas.ionin@sfgov.org
Silva, Christine	Commission Affairs Manager	07/23/2007	christine.l.silva@sfgov.org
Son, Chanbory	Commission Staff	09/14/2015	chanbory.son@sfgov.org
Lewis, Victoria	Administrative Support	09/19/2011	victoria.lewis@sfgov.org
Monchez, Theresa	Administrative Support	09/19/2011	No longer with the Department
Powell, Georgia	Administrative Support	03/05/1985	No longer with the Department

Attach resumes and Statement of Qualifications forms for staff.

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commission Members	Oct		Nov			Dec		Jan		Feb		Mar		Apr		May		Jun		July		Aug			Sept		
	3	17	7	21	28	5	19	2	16	6	20	6	20	3	17	1	15	5	19	3	17	7	21	4	18	26	
Black	X	X	X		X	X	X		X	X/X	X	X/X	X	X/X	X	X/X	X		X/X		X	X	X		X		
Hyland	X	A	XX		X	X	XX		X/X	X/X	X	X/X	X	A	X	X/X	X		X/X		X	X	X		X		
Matsuda	X	X	X		X	X	X		X	X	X	X	X	X	X	X	X		X		X	X	X		X		
Johnck	A	X	XX		X	X	XX		A/X	X	A	A	X	X	X	X	X										

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	racism, and the application of a Racial and Social Equity Assessment Tool to relevant Commission decisions.			
Diane Matsuda	Asian and Pacific Islander Americans in Historic Preservation	4 days	APIAHIP	Nov 10-13, 2018
Richard Johns	Murals of the Rincon center lecture	1.5H	SF Historical Society	12/3/18
Richard Johns	St John's Presbyterian Church stained windows lecture	1H	SF Historical Society	12/12/18
Richard Johns	Russian Hill Architecture & Culture	1.5H	SF Historical Society	1/17/19
Richard Johns	Murals and the Multi-Ethnic Mission	1.5H	SF Historical Society	2/17/19
Richard Johns	SF Odd Fellows Cemetery	1.5H	SF Historical Society	3/12/19
Richard Johns	Crush, the history of wine in California	1.5H	SF Historical Society	4/9/19
Richard Johns	The Midwinter Fair of 1894	1.5H	SF Historical Society	5/14/19
Jonathan Pearlman	PastForward, National Preservation Conference	3 days	National Trust for Historic Preservation	Oct 28-30, 2018

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. (If you have not done so, submit an electronic copy or link if available online with this report.)

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Context Name	Description	How it is Being Used	Date Submitted to OHP
African-American Citywide Historic Context Statement	In progress historic context statement focusing on African-American history of San Francisco.	In its draft form, the information is being used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and interpretation and education outreach across the city.	N/A
Residence Parks Historic Context Statement	In progress historic context statement on the history of residence parks in the city, and an in depth look at the development patterns of eight residence parks across the city.	In its draft form, the information is being used for the identification of potential historic resources under CEQA	N/A
New Deal Era Historic Context Statement	In progress historic context statement focusing on New Deal Era and WPA projects across the city.	Will be used for the identification of potential historic resources under CEQA and for the landmark designations of three New Deal Era schools in San Francisco.	N/A
Latino Historic Context Statement	In progress historic context statement focusing on Latino history of San Francisco.	Will be used in the identification of historic resources under CEQA, the designation/nomination of landmark worthy properties, and interpretation and education outreach across the city.	N/A

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

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Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
Ocean Avenue Historic Resources Survey	Yes	Reconnaissance	Type here.	83	In progress	N/A
Mission Dolores Historic Resources Survey	Yes	Reconnaissance		535	In progress	N/A
Duboce Triangle Extension	Yes	Reconnaissance		250	In progress	N/A
North Beach - Expansion	Yes	Reconnaissance		1300	In progress	N/A

How are you using the survey data? [The survey data from both surveys will be used in the identification, evaluation, and designation of historic properties within the survey areas](#)

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
California Preservation Foundation (CPF) Conference Webinar: <i>Beyond Mod: After Venturi: What is the Future of Post Modernism?</i>	Preservation staff presented and participated in CPF webinar.	November 28, 2018
California Preservation Foundation (CPF) Conference Session: <i>What if the Historic Resource has to go?</i>	Preservation staff presented and led session discussing various mitigation measures related to the removal/demolition of historic resources.	May 9, 2019

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Item or Event	Description	Date
American Planning Association (APA) National Planning Conference Webinar Session: <i>Preservation of Historic Signs</i>	Preservation staff participated as speaker for a webinar discussing the preservation of neon and other historic signs in San Francisco	April 5, 2019
American Planning Association (APA) National Planning Conference Session: <i>Flooding on Dock of the Bay</i>	Preservation staff presented session regarding how historic waterfront districts can become more resilient to climate change. Session explored the intersection between iconic Bay Area resources and rising sea levels and the challenges of adapting cultural assets while maintaining integrity and character.	April 15, 2019
California Preservation Foundation (CPF) Conference Session: <i>Preservation in California's Changing Climate. Part 2: Floods</i>	Preservation staff presented in second session of two-part series on climate change. Session included a presentation on California's vulnerabilities to sea level rise, and efforts underway to document coastal archaeological sites before they are lost to erosion or inundation. Three case studies on historic sites adapting to sea level rise were presented. Session also included discussion on the tension between adapting sites for climate change while maintaining historic integrity.	May 9, 2019
Asian and Pacific Islander Americans in Historic Preservation Forum	Preservation staff presented about the Department's cultural heritage work at a forum for Asian and Pacific Islander Americans in Historic Preservation.	November 10-13, 2018
National Trust for Historic Preservation Past Forward Conference	Preservation staff presented at three sessions regarding the Department's work on the Legacy Business Program, Cultural District Program, and LGBTQ Cultural Heritage Strategy.	November 14-16, 2018
American Planning Association (APA) National Planning Conference	Preservation staff presented on Department's work regarding African American Arts & Culture District	April 14-16, 2019

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Item or Event	Description	Date
LGBTQ & Cultural Heritage Strategy Working Group Meeting	Working Group Meeting - regular meeting of the Strategy's working group members to discuss progress of the Strategy, outreach, draft, review and finalize Strategy documents, including recommendations, vision, goals and objectives, report, and other related materials.	October 18, 2018; June 3, 2019
Mills Act Workshop for Potential Applicants	A free Mills Act workshop for property owners interested in learning more about the program. The workshop covered the following topics: <ul style="list-style-type: none"> • Application requirements • Property eligibility • Qualified rehabilitation projects • Developing a maintenance plan • Terms of contract 	March 20, 2019

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf. Please read "Guidance for completing the Annual Products Report for CLGs" located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2018-September 30, 2019) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Landmark Designations	38

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

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1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No

2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2018 to September 30, 2019? Thirty-eight (38) properties (individual and contributors within districts) have been added to the local landmark register.

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No

2. If the answer is yes, how many properties have been added to this program from October 1, 2018 to September 30, 2019? *Click or tap here to enter text.*

Name of Program	Number of Properties Added During 2018-2019	Total Number of Properties Benefiting From Program
Mills Act	6	42

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2018 to September 30, 2019? *Type here.*

Name of Program	Number of Properties that have Benefited
<i>Type here.</i>	<i>Type here.</i>

E. Design Review/Local Regulatory Program

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1. During the reporting period (October 1, 2018-September 30, 2019) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No

2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2018 to September 30, 2019? *The number of Article 10 and 11 permits reviewed during the reporting period is 222 Certificates of Appropriateness (both Administrative and Regular) and 116 Permits to Alter (both Major and Minor).*

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2018-September 30, 2019) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No

2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2018 to September 30, 2019? Type here.

Name of Program	Number of Properties that have Benefited
N/A	Type here.

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? *One of the most widely-discussed issues in San Francisco is the preservation of social and cultural heritage assets, including intangible assets, designation and support of Legacy Business program, and the continuing support of designated Cultural Heritage Districts. The lack of a citywide cultural resources survey is also a critical issue, especially as San Francisco continues to experience a high level of permit and entitlement activity, and associated CEQA review. Add in the imperatives for housing development and any means of speeding permit and entitlement review becomes paramount. Currently, Planning Department policy allows for priority processing of permits and entitlements for designated properties; however, with the high level of permit and entitlement activity, there is still considerable processing time. As a result the Planning Department has increased Preservation staff positions to support further streamlining.*

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- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **The Department has developed the Racial and Social Equity program, the City has established an Office of Equity, and the City requires all Departments to develop and require training of staff and commissioners. These tools can more effectively communicate and advance equity to create opportunity for all San Franciscans through the use of shared language, the understanding of historical context, bias, and individual, institutional, and structural racism, and the application of a Racial and Social Equity Assessment Tool to relevant Commission decisions.**

- C. What recognition are you providing for successful preservation projects or programs? **There is no recognition program.**

- D. What are your local historic preservation goals for 2019-2020? *1) Expand the Department's expertise in the identification and evaluation of resources associated with social and cultural heritage; 2) Maintain consistent presence of preservation staff at the Planning Information Counter and on the Urban Design Advisory Team and Residential Design Advisory Team to help with questions regarding historic resources and compliance with the Secretary of the Interior's Standards; 3) Organize and digitize preservation-related documents, and make more easily accessible for staff and public review; 4) Work collaboratively and diligently with other city agencies (Department of Park and Recreation, Public Works, Metropolitan Transportation Authority, etc.) to help shepherd large citywide projects through the CEQA review process; 5) Continue to promote community-sponsored local Landmark designations; 6) Continue to develop and promote economic and zoning preservation incentives; 7) Complete Citywide Survey methodology and development of ARCHES software, conduct second-round survey pilot, and commence phase one of survey data collection; and 8) further the Legacy Business program, a collaboration with the City's Small Business office, which designates eligible businesses important to the City, provides technical support and financial grants, when available.*

- E. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **No. City and County of San Francisco Preservation staff find the State's resources and bulletins to be helpful and provide the appropriate guidance on preservation matters.**

- F. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Type here.	Type here.

Certified Local Government Program -- 2018-2019 Annual Report

(Reporting period is from October 1, 2018 through September 30, 2019)

G. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

H. Is there anything else you would like to share with OHP? We appreciate all of the work to date from OHP. Although San Francisco has a robust preservation program, we recognize that there is still work to be accomplished, particularly in the realm of recognizing and evaluating under-represented communities. OHP's Grant Program is a really beneficial method for funding new surveys and historic context statements.

XII Attachments (electronic)

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Aaron Jon Hyland

Date of Appointment: 01/17/17

Date Term Expires: 12/31/20

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I have over 21 years of experience as an architect exclusively focused on historic preservation.



AARON JON HYLAND, AIA, MANAGING PRINCIPAL
ARCHITECT

Aaron is a registered architect with over 25 years of experience in the full range of architectural services for institutional clients who oversee campuses with numerous capital assets. He leads complex rehabilitation and new construction projects that encompass historic buildings and contexts including Angel Island Immigration Station, Oregon State Hospital and projects at Moffett Federal Air Field. His higher education experience encompasses projects at numerous universities including: Stanford, UC Berkeley, UVa, Carnegie Mellon, USC, Caltech and University of Arizona. Aaron leads ARG's student intern program with students from universities in California, Nevada, Hawaii and Ohio.

EDUCATION

- › Executive Master Program, Architectural Management, Cal Poly, San Luis Obispo
- › Bachelor of Science, Architectural Studies, University of Illinois, Urbana-Champaign
- › One-Year Study in Versailles, France

REGISTRATION

- › Registered Architect: State of California No. C-25608 State of Nevada No. 6472 State of Oregon No. 5712
- › NCARB No. 67165
- › Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture, Historic Architecture

MEMBERSHIPS

- › Architectural Foundation of San Francisco, Board Member, 2011-present
- › Society for College and University Planning (SCUP)
- › American Institute of Architects, San Francisco Chapter, Board Member and Treasurer, 2011 - present
- › American Institute of Architects National Committees: Historic Resources, Diversity, Leadership Education, Practice Management

SPECIAL AWARD

- › AIA California Council, Firm of the Year, 2006

RELEVANT PROJECT EXPERIENCE

- › Stanford University, Historic Row Houses Renovation, Stanford, CA
- › Garrett Hall, Existing Building Rehabilitation, University of Virginia
- › California Institute of Technology, Linde + Robinson Lab, New Center for Global Environmental Science, Pasadena, CA
- › Walking Box Ranch, UNLV, Preservation Master Plan, Searchlight, NV
- › Goldman School of Public Policy, New Construction and Existing Building Rehabilitation, UC Berkeley, CA
- › University of Arizona, Preservation Master Plan, Tucson, AZ
- › Angel Island Immigration Station, Restoration and Interpretation, Angel Island, San Francisco Bay, CA
- › Oregon State Hospital, Restoration of Multiple Buildings, Salem, OR
- › Carnegie Mellon University, West Coast Campus, Adaptive Reuse of Historic Buildings, Moffett Federal Air Field, CA
- › Presidio of San Francisco, Planning & Architectural Services, San Francisco, CA
- › Stanford University, Archaeology Building Renovation, Stanford, CA
- › Fort Ord, East Garrison, Adaptive Reuse of Historic Military Buildings for Use as Artist Studios, Monterey, CA
- › Sunset Center for the Arts, Expansion and Rehabilitation, Carmel, CA

LECTURES

- › Speaker: "Preservation or Demolition? Taking Stock of Post-War Capital Assets." SCUP Pacific Regional Conference. Vancouver, BC April 2008.
- › Speaker: "Military Base Closures and Conversion - Bio-Regionalism, Urbanism, Green Space, and Environmental Impact." 7th International Symposium on Asia Pacific Architecture. University of Hawaii and Tongji University, Shanghai, Schools of Architecture. Honolulu, June 2007.
- › Speaker: "Connecting Preservation Planning to Overall Campus Strategic Planning." SCUP Pacific Regional Conference, Long Beach, March 2006.

HONORS & AWARDS

- › Preservation Award, National Trust for Historic Preservation, Ten-Year Seismic Strengthening Program, Stanford University, CA, 2000

ACADEMIC / COMMUNITY INVOLVEMENT

- › University of Hawaii - School of Architecture, Adjunct Faculty
- › LEAP Sandcastle Event, Architects in the Schools program, San Francisco

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Richard Johns

Date of Appointment: 03/03/2015 Date Term Expires: 12/31/22

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Are you a professional in one of the disciplines associated with historic preservation?

Yes No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

RICHARD S. E. JOHNS



e-mail: RSEJohns@yahoo.com

Overview

Forty-nine years of experience in litigation and dispute resolution, including jury trials and appearances before California and United States' administrative agencies, in actions involving real estate disputes, antitrust violations, securities laws, fraudulent activity, and various tort actions.

Represented and advised small- to medium-sized businesses in organization, acquisition of other entities, asset purchases and sales, and day-to-day business matters including the problems related to growing a new business. Participated in the founding of several start-up companies involving new products.

Have written musical productions and performed in various plays for The Family. Have participated in many Concordia-Argonaut musicals as an actor, dancer, and singer. In 2014 co-authored a club musical: "Wilkes Bashford and the Mystery of the Missing Yamulkas."

Have assembled an extensive collection of music about San Francisco

Education

1971: J.D., University of California, Hastings College of the Law.
1968: B.A., University of California, Santa Barbara, English Major.

Memberships

State Bar of California, American Bar Association, Bar Association of San Francisco. Admitted before all Federal District Courts in California and the Ninth Circuit Court of Appeals. Formerly a member of the Illinois State Bar. Concordia-Argonaut, 1975 to present. The Family, 2015 to present.

Honors

2019 Board of Trustees, Congregation Sherith Israel
Board of Directors, San Francisco Historical Society

2015 Board of Governors, Hastings College of The Law

2010 Appointed by Mayor Newsom and later Mayor Lee to be a Member of the San Francisco Historic Preservation Commission, reappointed 2014 and 2018

2006 to 2008	President of the San Francisco Museum and Historical Society
2002 to 2004	President of the San Francisco Bay Area Chapter of the American Jewish Committee
2002:	Mayor's Task Force on the San Francisco Old Mint
1987 to date:	Rated AV by Martindale-Hubbell; Listed in Directory of Preeminent Counsel
1990 to date:	Who's Who In American Law.
1992 to date:	Who's Who Of Emerging Leaders In America.
1994 to date:	Who's Who In America
1994 to 1999:	Vice President of the Museum of the City of San Francisco
1981:	Authored "Guidelines For Proof Of Concerted Action Under The Sherman Act." Eastern Trans. Law Seminar, Association of ICC Practitioners.
1972:	Bigelow Fellow and Instructor, University of Chicago Law School. Authored "The After-Acquired Surety: Commercial Paper" 59 Calif. L. Rev. 1459 (with Roscoe T. Steffen).
1971:	Hastings Law Journal: Board of Editors.

PROFESSIONAL EXPERIENCE

This information will be provided upon request.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Diane Matsuda

Date of Appointment: 01/17/17

Date Term Expires: 12/31/20

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Diane Miyeko Matsuda



Summary of Skills:

- *Treat all individuals with dignity and respect**
- *Understanding and awareness of diverse communities**
- *Experienced communicator**
- *Deep listening skills**
- *Can convey legal concepts and procedure clearly to all audiences**
- *Perform legal work for clients of all economic and cultural backgrounds**
- *Handling a number of different cases at the same time with patience, efficiency and sensitivity**
- *Practical and professional experience with Trust Administration**

Professional Experience

2018-Present

Attorney at Law

Asian Pacific Islander Legal Outreach-San Francisco

Provide legal services to monolingual Japanese clients in need of estate planning services including the drafting and execution of Powers of Attorney for Health Care and Finances; creation and execution of Trust documents including family trusts, Special Needs Trusts and Charitable Remainder Unitrusts (CRUT). Familiar with procedure and process for transferring, converting and liquidating assets for distribution and expenses.

2012-Present

Power of Attorney and Trustee

San Francisco

Appointed Power of Attorney and Trustee for clients with varying levels of medical needs, memory loss, financial status and physical capacities. All cases are treated with the same level of respect and dignity regardless of gender, sexual orientation, race, religious affiliation or financial resources.

Cases have included distributing charitable gifts with specific provisions and restrictions; compliance with all administrative, accounting and legal procedures and the ability to provide clear

communication and instruction to beneficiaries. Trustee accounts have been in the range of \$40,000-\$12 million.

2008-2016

Executive Director

John Burton Foundation-San Francisco

Directed a statewide, nonprofit organization whose mission is to improve the lives of foster, former foster and homeless youth.

Constituency of youth targeted ranged in age from 18-25. Cases involved youth who were diagnosed with a physical or special needs disability; foster youth entering higher education in need of assistance to continue their studies; recognition of academic achievement and instruction on nutrition. Other informational services provided included applying for Cal Fresh; Chafee Grants and Guardian Scholars Programs.

2004-2008

Executive Officer

California Cultural and Historical Endowment-Sacramento

Appointed by a bipartisan Board to lead, plan, implement and administer a new \$128 million competitive grant program to preserve and honor the State's invaluable cultural and historic sites with special emphasis and consideration on highlighting stories and histories of underrepresented communities and under recognized venues.

1999-2004

Program Director

California Civil Liberties Public Education Program-Sacramento

Implemented and administered the first state funded competitive grant program supporting projects that educate and inform individuals about the Japanese American incarceration experience during World War II, and its linkages and parallels to other communities and experiences.

1997-1998

International Program Coordinator

California International Relations Foundation-Sacramento

Implemented and administered Japan related exchange programs for state legislators and high school students. This was the first program created at the State level to formally establish relations with the Prefecture of Osaka.

1992-1997

Coordinator

Osaka International House Foundation-Osaka Japan

Solely responsible for all external communication and interaction with foreign diplomats, programs, organizations and individuals. Worked with planning department team to create international forums and conferences including an environmental protection program with the country of Senegal.

Employed as the only foreign staff member of the Foundation and represented the views of foreigners residing in Japan at local and regional forums and conferences.

1989-1992

Legal Assistant-Staff Attorney

Nihonmachi Legal Outreach
(now Asian Pacific Islander Legal Outreach)

Provided legal services to elderly Asian clients, primarily monolingual in Japanese. Cases involved applying for public benefits; estate planning; contract disputes, employment discrimination; landlord tenant issues and criminal defense matters.

Community and Civic Experience

2018-Present

Advisory Panel Member

California Civil Liberties Public Education Program-State of CA

Appointed as one of three members by the Governor to serve on a statewide panel to provide financial assistance and support to projects educating the California community about the Japanese American experience during World War II and the linkages and parallels of experiences faced by other individuals and communities.

2009-Present

Commissioner (3rd term-until 2020)

Historic Preservation Commission-San Francisco

Appointed as the public at large member to emphasize and support the preservation and public recognition of little known and under recognized communities, and serve as one of two members on the Cultural Heritage Assets Committee to highlight neighborhood businesses and community assets that have not been formally acknowledged or recognized for their contribution and existence in SF.

2010-Present

**Board Member
SF Japantown Foundation-San Francisco**

Responsible coordinating and implementing the only fundraising event focusing on authentic and traditional Japanese new year traditions and culinary dishes so that the proceeds can be reinvested back into culturally and historically relevant projects in San Francisco Japantown.

2006-Present

**Secretary/Treasurer
The Henri and Tomoye Takahashi Charitable Foundation-
San Francisco**

Provide guidance, organizational, financial and budgetary support to a family foundation whose focus is to educate the American public about Japanese and Japanese American history and culture across the US. Grant applicants include art and cultural institutions; museums; cultural centers, organizations producing documentaries and educational and historic organizations.

1997-Present

**Cultural Tour Coordinator
Japanese Cultural and Community Center of No CA-
San Francisco**

Initiate, plan and implement yearly cultural tours to Japan focusing on prefectures less traveled by foreign tourists.

2011-2016

**Volunteer
Northern Japan Earthquake Relief Fund-San Francisco**

Work with communities in Northern Japan that were affected by the 2011 earthquake, tsunami and nuclear disaster.

2004-2017

**Advisory Committee Member
CA Civil Liberties Public Education Program**

Education

Juris Doctorate Hastings College of the Law (1989)

Bachelor of Arts - University of San Francisco (1986)

Majors: Sociology and Government

Study Abroad - Sophia University-Tokyo Japan (1984)

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Jonathan Pearlman

Date of Appointment: 1/17/17

Date Term Expires: 12/31/20

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

JONATHAN PEARLMAN

Curriculum Vitae, February 2020

CAREER (In San Francisco since 1989)

Registered Architect - California License #: C26034

Principal and Founder, ELEVATIONarchitects, 1995 - present

ELEVATIONarchitects (EA) is an architecture firm that specializes in residential, commercial, historic and non-profit projects throughout the San Francisco Bay Area with a primary focus in San Francisco and Sonoma County. Our current work includes the recently completed renovation and rehabilitation of the Hibernia Bank Building (San Francisco Landmark 130) and the renovation and adaptive reuse of the Alexandria Theater on Geary Boulevard.

Founder, Director, The AIDS/HIV Life Center 1990-98

Working with the minister of Trinity United Methodist Church which had burned down in 1981 to create a community services building for people with AIDS and HIV at 2099 Market Street, at the corner of 16th and Noe Streets in San Francisco. Although our efforts to build a new building did not come to fruition, we succeeded in securing all of the entitlements for the project, worked with many AIDS service organizations and helped foster new organizations including Under One Roof, the Life Conference Center and Positive Resource. In addition, under the auspices of the AIDS/HIV Life Center, Jonathan managed the renovation of the Bank of America building at 400 Castro Street at Market for the AIDS Health Project. His role included: grant writing (Community Development Block Grant), Board relations, staff and office management and architect for agency facility improvements.

Senior Designer, RMW Architects, 1989-91

As a staff member of RMW Architects, I was the Project Designer responsible for the renovation design of Temple Emanu-el and the entry portico to the California Academy of Sciences in Golden Gate Park. For the Temple project, we worked with original linen drawings by the firm of Bakewell and Brown, the architects of San Francisco City Hall, with Bernard Maybeck, who acted as a design consultant. We derived much of the interior design directly from Maybeck's plaster designs that had never been executed.

EDUCATION

Bachelor of Arts, Tufts University, Medford, Massachusetts, 1980

Major: Art and Architectural History

Master of Architecture, University of Texas at Austin, 1984

COMMUNITY WORK

Board Member

- Positive Resource, Founder 1991-1994
- The AIDS/HIV Life Center, Founder 1995-1998
- Philanthropy By Design 1998-1999
- Landmark Preservation Advisory Board 2002
- The Los Altos Neutra House, Founder 2008 - present
- Historic Preservation Commission 2013 - present

Community Member

- National Trust for Historic Preservation
- SPUR: San Francisco Planning and Urban Research Association
- Residential Builders Association
- California Preservation Foundation
- Docomomo: Documentation and Conservation of Buildings of the Modern Movement

VOLUNTEER WORK

- The Arc* Member of the Housing Committee to seek housing opportunities for people with developmental disabilities. Assisted in securing two Section 811 grants for \$2.5 million each. (2009-2011)
- Los Altos Neutra House* Executive Committee for the saving and adaptive reuse of Richard Neutra designed home. Created Speaker Series, Film Series, Modern Home Tour, community fund raising events and instructor in summer Design Camp (2008-present)
- Positive Resource:* One of the founders of the organization in 1991. Managed the program 1991-94. Designed office and coordinated furniture and material donations (1998 -99)
- Asian & Pacific Islander Wellness Center:* Program coordinator for merger of GAPA HIV Program and Asian AIDS Project. Designed and coordinated construction of new office space at 730 Polk Street (1996-97)
- AIDS Health Project:* Coordinated the effort to convert the Bank of America building at 400 Castro Street into an AIDS/HIV Community Center for the AIDS Health Project. Raised \$175,000 for renovation; designed and coordinated the construction. (1992-94)
- The NAMES Project:* Volunteered in the workshop 1988 - 1992. Participated in the National Display of the AIDS Memorial Quilt in Washington D.C. in 1988 and 1989

HISTORIC STUDY AND ARCHITECTURE (in San Francisco, 1989 – present)

- Member of the San Francisco Landmark Preservation Advisory Board, 2002
- Panel Presentation at the 2003 California Preservation Foundation Conference: Social and Cultural Landscapes: Landmarks of the Gay, Labor and Japanese Communities Panel Discussion with Tim Kelly and Gerry Takano, 2004
- Research and writing of landmark nomination for 2362 Market Street, the Jose Theater and home of the AIDS Memorial Quilt. Approved in 2004 as Landmark No. 241
- Article 10 Committee: Evaluation and updating of Planning code section to the historic built environment 2002-2003

Historic Resource Evaluation Reports

Research and authored Historic Resource Evaluations based on CEQA requirements for community, commercial and residential buildings 2005 - 2011

- The Harding Theater, 616 Divisadero Street, 2005-2006
- The Alexandria Theater, 5400 Geary Boulevard, 2006
- 1746 Post Street, 2006
- 56 Ringold Street, 2009
- 3525 Pacific Avenue, 2010
- 1576 Market Street, 2005, revised 2011

Historic Projects

Lead architect for commercial and institutional buildings that are historic resources:

- Temple Emanu-el, 2 Lake Street (project designer for RMW Architects) (1989-91)
- California Academy of Sciences (project designer for RMW Architects) (1990-91)

- Hamm's Building, 1550 Bryant Street (various projects) (2001-2003)
- AHP Center at 400 Castro Street (1993-95)
- Ninth Street Independent Film Center, 145 - 9th Street (2001-2002)
- Serra Preschool, 7 Funston Avenue in the Presidio (2004-2005)
- Self-Help for the Elderly, 407 Sansome Street (2007)
- Hibernia Bank Building, 1 Jones Street, SF Landmark No. 130 (2009-2016)
- Alexandria Theater, 5400 Geary Boulevard (2016-2021)

Lead architect for renovations and additions to residential buildings in San Francisco that are historic resources:

- 200-202 Fair Oaks Street (The Oakley House, SF Landmark No. 192)
- 178 Randall Street
- 1847 Scott Street
- 2721 Broderick Street
- 3707, 3711 and 3715- 22nd Street
- 4031 and 4033 - 19th Street
- 2821 Steiner Street
- 2729 California Street
- 2102 Bush Street
- 2725 Filbert Street
- 17 Osgood Place
- 3747 Jackson Street
- 518 Fitch Street, Healdsburg
- 509 Matheson Street, Healdsburg

HISTORIC RESEARCH AND WRITING (in Boston area 1978-1986)

- Tufts University, Bachelor of Fine Arts in Architectural History, 1980 Honors Thesis, "The Architecture of George Minot Dexter - Link from Bulfinch to the Back Bay"
- Articles on G.M. Dexter's work published in:
Jordy, William H., Monkhouse, Christopher P., Buildings on Paper, Rhode Island Architectural Drawings 1825-1945, Brown University, the Rhode Island Historical Society and the Rhode Island School of Design, 1982, pgs. 59-60.
- Paper Presentation on G.M. Dexter's work and the development of Brookline, the first streetcar suburb of Boston at the national convention of the Society of Architectural Historians, 1979.
- Research for National Historic Register nomination for Sacred Heart Church, East Cambridge, Massachusetts, 1979
- Research and architectural photography for articles and books by noted New England architectural historian, Margaret Henderson Floyd including:
Harvard, An Architectural History, The Belknap Press of Harvard University Press, Cambridge, Massachusetts, 1985
Architecture After Richardson: Regionalism before Modernism - Longfellow, Alden and Harlow in Boston and Pittsburgh, The University of Chicago Press, Chicago, 1994.
Henry Hobson Richardson, A Genius for Architecture, The Monacelli Press, New York, NY, 1997
- Research and assisted in the design of the first searchable database of historic architectural drawings for MassCOPAR: Massachusetts Committee on the Preservation of Architectural Records, 1978-1980.
- Research assistant to Margaret Henderson Floyd for historic evaluation of the Custom House Tower in Boston (1849 and 1915) for adaptive reuse (Marriott Hotel, completed in 1994), 1986.

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government CITY AND COUNTY OF SAN FRANCISCO

Name of Commissioner KATE BLACK

Date of Appointment: 3-20-18; REAPPOINTED 3-6-19

Date Term Expires: 3-13

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Kate Black



Related Experience

Commissioner, San Francisco Historic Preservation Commission

March 2018-Present *City and County of San Francisco, San Francisco, CA*

Planing Director/City Planner/Acting City Planner

2001-2015 *City of Piedmont, Piedmont, CA*

Department head and manager of staff providing development services (design review, historic preservation and zoning compliance) to residents and businesses; staff to City Council and Planning Commission; outside agency participation to address regional housing, transportation, energy, waste management and economic development requirements and opportunities; comprehensive General Plan update, two certified Housing Elements (2015 APA award); development and management of city's recycling, trash & organics collection services franchise agreement; code, policy and guidelines revisions; comprehensive pedestrian and bicycle master plan

Architectural History and Planning Consulting Services

1998-2001 *San Francisco, CA*

Planning consulting services: primary client - City of Piedmont; private client house histories

Planning and Projects Manager/Zoning Administrator/Deputy Zoning Administrator

1988-1996 *City of Mountain View, Mountain View, CA*

Managed large new development projects (corporate headquarters, multi-unit residential); staff to City Council and Planning Commission; Current Planning Division Head and manager of staff providing development services to Mountain View businesses and residents; staff to Site Plan and Architectural Review Committee

Historic Preservation and Planning Planner

1986-1988 *City of Somerville, Somerville, MA*

Executive Director of Somerville Historic Preservation Committee, expansion of historic districts, creation and management of City's Certified Local Government program, preparation of staff reports for certificates of appropriateness applications; staff to newly formed planning department, design review applications, preparation of staff reports and zoning code revisions, presentations to Board of Aldermen and Planning Board

Education

Massachusetts Institute of Technology, Center for Real Estate, Cambridge, MA

1985-1986 *Master of Science, Real Estate Development*

University of Virginia, School of Architecture, Charlottesville, VA

1981-1984 *Masters Degree Candidate, Architectural History/Historic Preservation Certificate*

Boston University, School for the Arts, Boston, MA

1975-1979 *Bachelor of Fine Art, Painting*

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Chris Foley

Date of Appointment: 9/27/19

Date Term Expires: 12/31/2020

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Chris Foley is a real estate Broker and Developer in San Francisco focusing on complex real estate transactions with the majority of his work in San Francisco proper. In the past 30 years he has worked on over \$10 billion dollars' worth of transactions. In the past 5 years, he has been focusing on not only his own development projects but also supporting national developers to assemble public/private partnerships in real estate transactions for the stability of the organizations so that they can continue the core services they provide to the community. His latest development was a renovation that encompassed both Historic Tax Credits and New Market Tax Credits to rehabilitate Saint Josephs Church at 1401 Howard Street in San Francisco. Chris specializes in entitlement, financial analysis and land acquisition. Chris works with some of the largest clients in California including Tishman Speyer, Lennar Urban, TMG Partners, Morgan Stanley.. Over the past decade, Chris has brokered and consulted on land transactions involving over 10 million square feet of condominium residences, commercial retail and offices. He has also co-founded Polaris Pacific, Ground Matrix and The Market. Polaris Pacific is the #1 new home sales and marketing on the West Coast, spanning from Colorado to Hawaii, Ground Matrix is a new commercial real estate brokerage, operating in California, which brings institutional skills to deals that are complicated and need significant local expertise. The Market is a combination Grocery Store and Food Hall with the majority of the team working there come out of programs designed to give a second chance to people. This is important to Chris and he has worked with many non profits in the past including: United Playaz, Homeless PreNatal and many others in San Francisco. Chris leverages the intellectual capital spread across these operating companies to successfully complete his development projects.

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Lydia So

Date of Appointment: 9/27/19

Date Term Expires: 12/31/22

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

LYDIA SO, AIA, LEED AP

BIOGRAPHY

Lydia moved to San Francisco after college 19 years ago and calls San Francisco her home. She was born in Hong Kong when it was a British colony. It was the freedom, diversity and equalities of this City that inspired her to stay. She enjoys riding bikes with her daughter to school from their home in the Mission.

Lydia is an astute architect highly skilled in solving problems through design thinking. Her brush strokes in architectural design & preservation and real estate developments span across North America, China and Japan. A dynamic collaborative communicator, she believes design is not just skin deep and focuses on building relationships among stakeholders. She is proven to excel in projects that leverage design quality, historic significance, regulatory constraints and construction realities to improve our living environments for generations to enjoy.

Lydia's work has made positive impacts on regional economic growth, transit oriented developments and sustainability. Her global experience includes the tallest building, China World Trade Center, for the Olympics in Beijing. Creatively designed adaptive re-use of historically significant building for Adobe HQ in San Francisco, Hutong (traditional dwellings) in Beijing Finance Street Daji mixed use development, Apple Store Stockton Street in SF, Apple Store Soho in New York and Apple Store Regent Street in London. The most advanced neuroscience building at UCSF Mission Bay and the world's first all glass spiral staircase in the Apple Store in Osaka, Japan. Lydia is very proud and honor to work alongside with the Chinese artisans from Suzhou to design the traditional Lan Su Chinese Garden in Portland, Oregon, based on a 2,000-year-old historical architecture design.

Prior to founding her own architecture and consulting firm in 2015, Lydia held a real estate design and management position at Apple which redefined the status quo of retail real estate development. Prior to that, Lydia was the first minority woman architect promoted to Technical Associate at the eminence of architecture firms, Skidmore, Owings & Merrill. She honed her design and preservation skills and trail-blazed the technical aspects of architecture, engineering and construction practice. It was her first job at Bohlin, Cywinski, Jackson where she met Steve Jobs whom she was involved with inventing the first nine Apple Stores.

CREDENTIALS

Registered Architect, CA C-31721
Member, American Institute of Architects since 2007

LEED Accredited Professional, USGBC
since 2003

Commissioner, Historic Preservation Commission, SF Planning Department
Architect Seat 2, Architectural Review Committee

Commissioner, SF Arts Commission
Civic Design Committee, Community Investment Committee, Nominating Committee, Liaison to MOHCD

Board of Directors, American Institute of Architects, San Francisco
Chapter

Vice President of Board of Directors, Asian American Architects & Engineers Association

Jury Panel & Architectural Guest Critic, California College of Arts

Master Planning Advisory Committee, Presidio Knolls School

USA Representative, the Italy Stone Conference, Carrara, Italy

EDUCATION

Bachelor of Architecture, Business Administration Minor, Dean's List
Portland Urban Architecture Center
UNIVERSITY OF OREGON, 2000

Leadership & Management Cert.
APPLE UNIVERSITY, 2014

LANGUAGES

Native Cantonese and professional Mandarin speaker. Lydia's Chinese writing skills allow her to effectively demystify ambiguous translation assumptions in project management and business deals.

LYDIA SO, AIA, LEED AP

EXPERIENCE

SOLYD Architecture, Management & Design, Principal, 2015 - current

Founded a woman, minority owned certified SBE & LBE company based in San Francisco to provide turn-key architectural design and consulting services to private residences, housing and offices owners. Specialty consulting services for private and public enterprises.

San Francisco Planning Department, Historic Preservation Commission, Commissioner, 2019 - current

Serve on the Architect Seat 2 and Architectural Review Committee to foster and preserve the quality of historic resources of the City in accordance to the Secretary of Interior's Standards and SF Planning Code Ch. 10 and 11 by recommending legislation amendments, architectural design reviews, cultural districts establishments and legacy business registration.

San Francisco Arts Commission, Commissioner, 2016 - 2019

Serve to review and approve design of public buildings and infrastructures, multi-agency complex projects balancing construction budgetary realities and quality deliverables, and advice on the public art appropriateness criteria. Liaison to MOHCD to streamline affordable housing development process. Evaluate and award grants funding to artists and community cultural groups. Manage operation of the commission's cultural centers. Regulatory authority on Street Artist Permits and disputes. Nominate and elect commission leadership by building consensus and bridges among fellow Commissioners and the Mayor's Office.

SOLYD online marketplace, Founder, 2014 - 16

Founded an online technology platform for homeowners to hire pre-qualified architects, engineers, designers and specialty experts on renovation projects.

Apple, Retail Real Estate Development, Design Manager, North America, 2011 - 14

Managed real estate development and design new prototype initiatives of Apple Stores in North America. Instrumental in interpreting appropriateness of design within historically significance contexts. Negotiated optimal real estate leases with landlords and streamlined contracts with consultants through unique design approach. Established design and construction standards in line with financial proforma analysis and store operations.

Skidmore Owings & Merrill LLP, Associate, Senior Project Architect, 2003 - 11

Directed extensive portfolio of work globally, including urban scale master planning, multi modal transportation centers, Class A commercial office mixed-use developments in United States and China. One of which involves restoring and rehabilitating historical Hutong in Beijing, China.

Bohlin Cywinski Jackson Architects, Designer, 2001 - 03

Key designer of R&D effort for the first nine Apple Flagship Stores including the engineering of all-glass stairs & Pixar Animation Studios HQ. Architect Designer on the California Historic Landmarks, Baker Hamilton Building in San Francisco.

Merryman Barnes Architects, Designer, 1998

Architectural Designer and translator of the Lan Su Chinese Historical Garden.

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, October 3, 2018
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Rebecca Salgado, Natalia Kwiatkowska, Shannon Ferguson, Tim Frye –
Preservation Officer, John Rahaim – Planning Director, 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:

Two quick items or updates to share with you. As you are aware, the Joint Arts Commission, or Civic Design Review Committee of the Arts Commission and the HPC Joint hearing, regarding the Civic Center Public Realm Plan won't be occurring on the 15th. However, I still do have an outstanding meeting with them to get a better understanding of what sort of topics the Civic Design Review Committee would like to discuss with the Commission. I'll meet with the officers and with you in preparing an agenda to have a much more general discussion at a joint hearing at a future date. But if there's anything that comes to the top of your mind now, I'm happy to relay that to their staff, when we have that meeting later this week. Also, at the last hearing, the Commission asked for more information on the number of entitlements and permits associated with HPC activities of Mayor Breed's legislation and I have connected with Kate Conner and Carly Grob from our staff and they will have a report in your packets for your October 17th hearing. That concludes my comments unless you have any questions. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC Hearing on August 15, 2018](#)
- [Draft Minutes for HPC Hearing on September 19, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck

5. Commission Comments & Questions

Commissioner Johns:

The morning paper carried an article about the demise of the Elbo Room, one of our legacy businesses. So, for anyone who hasn't been there or hasn't been there recently, carpe diem. I think the date is late January – early January. So, go in December or before.

Commissioner Hyland:

I just wanted to let you know I was invited to and Director Rahaim joined us; the San Francisco MOMA and the San Francisco Public Library are doing a project, there's an artist in residence at the Headline's Center for the Arts. They have put their hands on a WPA model of the City, it's 30 feet by 30 feet. It's every city block all the way down to Brisbane. It was on display at City Hall from '39 to '41; something like that 1939 to '41 and then it went into storage and a professor at Berkeley, Urban Design, had it from '68, at least the downtown portion of it and was storing the rest of it at UC Berkeley. So, it's currently at a storage facility for the library and they intend to distribute it across the City and all the branch libraries and have that section of the model displayed for three months: January, February, and March. Then they are looking, they have not located a space yet, but they are looking to assemble the entire model for another three months. The goal is to talk about, to inspire conversations around the development of the City. So, stay tuned and we'll keep you posted on that but it's really a phenomenal, unbelievable...

Director Rahaim:

One of the thing I find really extraordinary about it, it's not just the downtown area, it's the entire city. Every block is designed to be removable; it just an extraordinary piece of work, I was blown away by the detail. Lightwells are shown and then they even painted the buildings the appropriate color, the actual color that they existed at that time. Some parts of the downtown, as I understand, which we didn't fully see, were updated over time, but most of the City as it was in the WPA Era, so the '30s I guess. Now we are all looking at where we could put this thing so could be on display, it's like 30 by 30 feet as Commissioner Hyland said so it's a pretty big space to find and our new building doesn't necessarily have a space that big. Although we are looking to see if we could do it vertically on a wall or something.

Commissioner Johns:

South Light Court.

Director Rahaim:

Apparently, that's where it was at one point but because the Light Court is so heavily used by events and such I don't think that would work; obviously the space is there but it would really be wonderful to find a place to put this on permanent public display if we could find it. So, stay tuned.

D. 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.

6. (P. LAVALLEY: (415) 575-9084)

[ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS AND MINOR PERMITS TO ALTER DELEGATION](#) - **Renewal of delegation** to Planning Department Preservation staff the

review, approval and denial of 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 & all buildings within Conservation Districts pursuant to Article 11, Section 1111.1 of the Planning Code.

Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 MOTION: 0349

E. REGULAR CALENDAR

7. [2018-007997PTA](#) (R. SALGADO: (415) 575-9101)
495 GEARY STREET – located on the southeast corner of Geary Street and Taylor Street, Assessor’s Block 0316, Lot 013 (District 3). Request for a **Major Permit to Alter** for the construction of a one-story rooftop addition in the footprint of an existing temporary tent structure at the fifteenth floor lower roof of the subject property. 495 Geary Street, historically known as the Clift Hotel, is a Category I Significant Building within the Kearny-Market-Mason-Sutter Article 11 Conservation District, and is located within a C-3-G (Downtown-General) Zoning District and 80-130-F Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Rebecca Salgado – Staff report
 + Speaker – Project presentation
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 MOTION: [0350](#)

8. [2018-004761COA](#) (R. SALGADO: (415) 575-9101)
1800 MISSION STREET – located at the southwest corner of Mission and 14th Streets, Assessor’s Block 3547, Lot 001 (District 9). Request for a **Certificate of Appropriateness** for the creation of a new entrance at the south turret of the Mission Street façade, in connection with accessibility upgrades. The proposed project also includes the installation of new railings at the existing stairs at the main Mission Street entrance, modifications to the existing railings at the main 14th Street entrance, and in-kind replacement of an existing non-historic egress door at the 14th Street facade. The project also includes modifications at the roof, including the installation of rooftop mechanical equipment, stair and elevator penthouses, and structural framing; and the in-kind replacement of skylights. The project also includes interior alterations at all floors. The subject property is San Francisco Landmark No. 108, and is located within a UMU (Urban Mixed Use) Zoning District and 68-X/45-X Height and Bulk Limit.

Preliminary Recommendation: Approve

SPEAKERS: = Rebecca Salgado – Staff report
 + Alex Stanford – Project presentation
 + Samantha – Design presentation
 ACTION: Approved
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RECUSED: Wolfram
 ABSENT: Johnck
 MOTION: [0351](#)

9. [2017-001477COA](#) (N. KWIATKOWSKA: (415) 575-9185)
903 MINNESOTA STREET – east side between 20th and 22nd Streets; Assessor’s Block 4107, Lot 002M (District 10). Request for a **Certificate of Appropriateness** to make exterior and interior alterations to the property including a rear addition. The proposed project is to correct Enforcement Case No. 2016-015384ENF, involving the removal of exterior finishes on the primary façade without the benefit of a permit. The corrective action under this application is to restore the primary façade of the historic residence, including cladding and windows, per the Secretary of Interior’s Standards for Rehabilitation, replace and reduce in size the non-historic addition at rear, and an interior remodel to the existing two-story, single-family building. The subject property is contributory to the Article 10 Dogpatch Landmark District and is located within a RH-3 (Residential, House, Three-Family) Zoning District, and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Natalia Kwiatkowska – Staff report
 + Ryan Patterson – Project presentation
 + Amir Afifi – Response to questions
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 MOTION: [0352](#)

- 10a. [2018-006629MLS](#) (S. FERGUSON: (415) 575-9074)
2253 WEBSTER STREET – west side of Webster Street between Washington and Clay streets. Assessor’s Block 0612, Lot 001 (District 2). 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 Webster Street Historic District under Article 10 of the Planning Code, the two-story, plus basement, wood-frame, single-family dwelling was designed in the Italianate style and built circa 1900. The subject property is located within a RH-2 (Residential-House, Two-Family District) zoning district and 40-X Height and Bulk district.
Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shannon Ferguson – Staff report
 - Gregory Williams – Costly repair, eviction

+ Jim Worshell – Support
 + Joe Laska – 465-467 Oak St.

ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 RESOLUTION: [989](#)

- 10b. [2018-006717MLS](#) (S. FERGUSON: (415) 575-9074)
353 KEARNY ST – southwest corner of Kearny and Pine streets. Assessor’s Block 0270, Lot 001 (District 3). Consideration of adoption of a resolution recommending Board of Supervisors approval to amend an existing **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 Category IV – Contributory Building to Kearny-Market-Mason-Sutter Conservation District under Article 11 of the Planning Code, the five-story over basement, brick masonry, commercial building designed in the Renaissance-Revival style by San Francisco architectural firm Salfield & Kohlberg and was built in 1907. The property is located within a C-3-O – Downtown-Office zoning district and 80-130-F Height and Bulk district.
Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 RESOLUTION: [990](#)

- 10c. [2018-006796MLS](#) (S. FERGUSON: (415) 575-9074)
465-467 OAK STREET – south side of Oak Street between Buchanan and Laguna streets. Assessor’s Block 0840, Lot 017 (District 5). Consideration of adoption of a resolution recommending Board of Supervisors approval with conditions 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 California Register of Historical Places- listed Hayes Valley Residential Historic District, the two-story plus basement, wood-frame, two-family dwelling was designed in the flat-front Italianate style and built in circa 1900. The subject property is located within a RTO (Residential Transit Oriented District) zoning district and 40-X Height and Bulk district.
Recommendation: Adopt a Recommendation for Approval with Conditions

SPEAKERS: Same as item 10a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck

RESOLUTION: [991](#)

- 10d. [2018-006690MLS](#) (S. FERGUSON: (415) 575-9074)
587 WALLER STREET – south side of Waller Street between Pierce and Potomac streets. Assessor’s Block 0865 Lot 021 (District 8). 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 contributing building to the Duboce Park Historic District under Article 10 of the Planning Code, the two-and-half-story plus basement, wood-frame, single-family dwelling designed in the Queen Anne style and built in circa 1900. The subject property is located within a RTO (Residential Transit Oriented District) zoning district and 40-X Height and Bulk district.
Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck

RESOLUTION: [992](#)

- 10e. [2018-006794MLS](#) (S. FERGUSON: (415) 575-9074)
354-356 SAN CARLOS STREET – west side of San Carlos Street between 20th and 21st streets. Assessor’s Block 3609, Lot 093 (District 9) 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 Liberty Hill Historic District under Article 10 of the Planning Code, the three-story wood-frame, two-family residential building originally designed in the Italianate style and was built in 1877 by The Real Estate Associates (T.R.E.A.) and rehabilitated in 2015-2016 The subject property is located within a RTO-M – Residential Transit Oriented - Mission zoning district and 40-X Height and Bulk district.
Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck

RESOLUTION: [993](#)

- 10f. [2018-007338MLS](#) (S. FERGUSON: (415) 575-9074)
811 TREAT AVENUE– east side of San Carlos Street between 21st and 22nd streets. Assessor’s Block 3613, Lot 053 (District 9) 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. Individually listed on the National Register of Historic Places, the two-story main residence with raised room was designed by local master architect Henry Geilfuss as his personal residence circa 1882. The subject property is located within an RH-3 – Residential-House, Three Family zoning district and 40X Height and Bulk district.

Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 RESOLUTION: [994](#)

11. [2016-0041570TH](#) (S. FERGUSON: (415) 575-9074)
MILLS ACT PROGRAM – Review and Comment on proposed to the Mills Act Application Packet based on modifications proposed at the May 16, 2018 hearing. Modifications address a November 1, 2017 discussion of the Mills Act Program by the Government Audit and Oversight Committee. 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.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Shannon Ferguson – Staff report
 - Gregory Williams – Proposal justification, funding
 + Speaker - Mills Act approvals
 ACTION: Reviewed and Commented
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck

ADJOURNMENT – 2:02 PM
 ADOPTED OCTOBER 17, 2018

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, October 17, 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 12:34 PM

STAFF IN ATTENDANCE: Rachel Schuett, Allison Vanderslice, Natalia Kwiatkoska, Shannon Ferguson, Jonathan Vimr, Shelly Caltagirone, 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

SPEAKERS: Mark Dwight – Dogpatch Community Center
J.R. Eppler – Dogpatch Community Center
Bruce Huie – Dogpatch Community Center

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:

Good afternoon Commissioners. A few things to share with you -- in your packet was a memo from planner Carly Grob regarding your request for more information on the number of housing units affected by this Commission's review and approval. As you see, there is only one development, which is currently under construction. I'm happy to go into more detail about the memo if you like, but we are hoping this will address your questions. Second, I wanted to make you aware that 2 Henry Adams, which this Commission initiated and recommended landmark designation for a number of years ago, I think four years ago, was picked up again by Supervisor President Cohen and introduced by resolution because the former ordinance had been tabled so long. So it is coming back to this Commission for review and comment shortly. We are anticipating before the end of the year but it looks like that landmark designation will finally be realized. So I'm happy to report on that introduction at yesterday's hearing. Also, I want to let you know the Mills Act contracts have been, and your recommendations have been forwarded to the Clerk of the Board and we are briefing the supervisors currently and we will be scheduling the hearing before the GAO and the full board shortly. And then finally, I wanted to make you aware that the last item on your calendar for today, we are asking for a request for a continuance to December 5th because we had a great meeting with San Francisco Heritage and their policy committee. And we have, I think, a much better idea of how to construct a guidelines document that will address the previous comments of this Commission, and but also the preservation community. So we will pull everything together into one document, rather than trying to bounce back and forth between two separate documents. We will share that on the 5th if you do welcome that continuance. And that concludes my comments unless you have any questions. Thanks.

Jonas P. Ionin, Commission Secretary:

Very good and along those lines, if anyone is here for that item, number 11, the Façade Retention Policy or presentation part 4. There is a strong likelihood that the commission will be continuing that matter to December 5th.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

A couple of brief announcements – one is, the firm I work for, TEF, actually has been working for the Friends of the Dogpatch Hub. So I would have to recuse myself from any discussion of that. I have not had to recuse myself from public comment before, so was not

quite sure what to do there. So if there is any request for further discussion on that matter at a future hearing, that would have to come from others, not to me. And the second is, I want to report on the outcomes of two Landmark Tree nominations that we put forward. The path for trees to become landmarked is a long and arduous one. They have to be approved -- recommended by this Commission and then subsequently it goes to the Landmark Tree Committee of the Urban Forestry Council for recommendation. Then if it gets through that hurdle, it goes to the Urban Forestry Council, who then makes a recommendation to the Board of Supervisors who would then landmark the trees. So, it is a multistep process. I attended the hearing of the Landmark Tree Committee on Monday. We had put forward two trees. One, in front of 1776 Vallejo Street, which is a *Metrosideros Robusta*, and one in front of 2694 McAllister Street, which is a California Buckeye.

Commissioner Johns:

That's our tree.

President Wolfram:

Yes, that's Commissioner Johns' and I's tree, that's our tree. That's right, thank you Commissioner Johns. The first tree, 1776 Vallejo Street, there was two committee members who were very enthusiastic about the tree. And actually all the committee members felt that it was a significant tree that it was important to the landmark house that was there, the Burr Mansion. And that it deserved in some way to be recognized. But three of the five committee members had deep concerns about the structural integrity of the tree. Apparently it's shaped sort of a "V" shaped two trunks and there is some rot and other conditions where the two trunks meet. And that means the tree is prone to structural failure specifically to that type of tree, which is quite a rare tree in San Francisco. So that tree did not get forwarded to the Urban Forestry Council to be landmarked. That one was tabled. The second tree, the "our tree" as Commissioner Johns stated, the California Buckeye, was enthusiastically endorsed by the committee and unanimously forwarded to the Urban Forestry Council. And Mike Williams, who wrote the book on San Francisco trees said, that if there is one tree that he could describe as a landmark tree in San Francisco, it would be that tree. So it has a great support. So, that is my report for today.

4. Consideration of Adoption:
- [Draft Minutes for October 3, 2018](#)

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

5. Commission Comments & Questions

Jonas P. Ionin, Commission Secretary:

Just very briefly, I spoke with Commission President Wolfram, about the potential of you taking up your future hearing date of November 21st, which falls the day before Thanksgiving. There are currently no items on your advanced advance calendar for that hearing date. You may want to consider cancelling.

President Wolfram:

Anybody -- Commissioner Matsuda I think will not be there --

Commissioner Pearlman:

I would entertain the motion that we consider -- that we do cancel this.

President Wolfram:

Is that a motion?

Commissioner Pearlman:

Yes.

Commissioner Johnck:

Second.

***Hearing cancellation**

ACTION: Cancel November 21, 2018 Hearing

AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Hyland

D. REGULAR CALENDAR

6. [2017-011878ENV](#) (R. SCHUETT: (415) 575-9030)

POTRERO POWER STATION – DRAFT Environmental Impact Report The 29-acre site is located along San Francisco's central Bayshore waterfront and includes the site of the former Potrero Power Station. The proposed project would rezone the site, establish land use controls, develop design standards, and provide for a multi-phased, mixed-use development, including residential, commercial, parking, community facilities and open space land uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet. Overall, the proposed project would construct up to approximately 5.3 million gross square feet of mixed uses and approximately 6.2 acres of open space. The project would include demolition of up to 20 existing structures, including up to five historic structures that are contributors to the historic Third Street Industrial District.

Preliminary Recommendation: Review and Comment

SPEAKERS:

- = Rachel Schuett – Staff presentation
- + Kirsten Hall – Project presentation
- = Allison Vanderslice – Preservation alternatives
- J.R. Eppler – Reasonable preservation goals
- Peter Linenthal – Historic national significance
- = Mike Buhler – Preservation alternatives
- Philip Anasovich – Full preservation alternatives
- = Bruce Huie – Unit 3 and the “Stack”

- Janet Carpinelli – Unit 3, over developed
 + Mark Dwight – Community outreach
 ACTION: Reviewed and Commented
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland

- 7a. [2017-009220COA-03](#) (N. KWIATKOWSKA: (415) 575-9185)
SAN FRANCISCO PUBLIC WORKS AND JCDECAUX REPLACEMENT OF PUBLIC TOILETS AND KIOSKS – located at Coit Tower (City Landmark No. 165), Washington Square Park (City Landmark No. 226), Civic Center Landmark District, and Jackson Square Landmark District. Request for **Certificates of Appropriateness** for the proposed replacement of the existing non-historic public toilets and kiosks located in the public right-of-way or on lots operated by the Recreation and Park Department. The project proposes to remove and replace a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total, 4 public toilets and 3 kiosks are located within the boundaries of Article 10 landmarks and landmark districts.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on September 19, 2018)

SPEAKERS: = Natalia Kwiatkowska – Staff report
 + Lisa Zhou – DPW remarks
 + Francois Nion – JCDecaux introduction
 + Tyler Kralik – Design presentation
 - Richard Carrillo – Designing in historic architecture style
 ACTION: Approved with Conditions
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland
 MOTION: [0353](#), [0356](#), [0357](#), [0358](#)

- 7b. [2017-009220PTA](#) (N. KWIATKOWSKA: (415) 575-9185)
SAN FRANCISCO PUBLIC WORKS AND JCDECAUX REPLACEMENT OF PUBLIC TOILETS AND KIOSKS – located within Kearny-Market-Mason-Sutter Conservation District, New Montgomery-Mission-Second Street Conservation District, Kearny-Belden Conservation District, and Pine-Sansome Conservation District. Request for **Permit to Alter** for the proposed replacement of the existing non-historic public toilets and kiosks located in the public right-of-way or on lots operated by the Recreation and Park Department. The project proposes to remove and replace a total of 25 public toilets and 114 kiosks spread throughout the City of San Francisco. Of the total, 2 public toilets and 31 kiosks are located within the boundaries of Article 11 conservation districts.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on September 19, 2018)

SPEAKERS: Same as item 7a.
 ACTION: Approved with Conditions
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland
 MOTION: [0354](#)

8. [2017-001773DES](#) (S. FERGUSON: (415) 575-9074)
524 UNION STREET (PAPER DOLL) – north side of Union Street at Cadell Place, Assessor's Block 0103, Lot 009 (District 3) - Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 524 Union Street as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 524 Union Street is significant as one of the earliest LGBTQ bars that is associated with the development of LGBTQ communities in San Francisco; and is also significant for its association with owner Dante Benedetti who became one of the people on the front lines in the fight for LGBTQ civil rights in San Francisco in the 1950s. This item has been calendared following receipt of a community-sponsored Landmark Designation Application. 524 Union Street is located within the NCD – North Beach Neighborhood Commercial District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve
- SPEAKERS: = Shannon Ferguson – Staff report
+ Shane Watson - Support
- ACTION: Approved
- AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
- ABSENT: Hyland
- RESOLUTION: [995](#)
9. [2017-015622COA](#) (J. VIMR: (415) 575-9109)
925 PIERCE STREET –located at the southwest corner of the intersection of Pierce Street and Golden Gate Avenue, Assessor's Block 0776, Lot 001 (District 5). Request for a **Certificate of Appropriateness** to remove an existing garage door and infill the opening with window windows, sill, and surround as part of the conversion of one (1) existing garage space into one (1) new accessory dwelling unit. Additional work would include window modifications at the basement level along Pierce Street and one new door opening at the Golden Gate Avenue façade. 925 Pierce Street is located within the Article 10 Alamo Square Landmark District, a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions
- SPEAKERS: = Jonathan Vimr – Staff report
+ Serina Calhoun – Project presentation
- ACTION: Approved with Conditions
- AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
- ABSENT: Hyland
- MOTION: [0355](#)
- 10a. [2018-013136LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3630 BALBOA STREET – north side of Balboa Street between 37th and 38th avenues in the Outer Richmond neighborhood. Assessor's Block 1580, Lot 003a (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Balboa Theatre is a neighborhood movie theatre that has served San Francisco for 92 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 a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: =Shelley Caltagirone – Staff report
 + Speaker – House of Bagels
 + Spencer Pon – Fireside Camera
 + Adam Bergeron – Balboa Theatre
 + Richard Carrillo – Legacy Business marketing campaign
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland
 RESOLUTION: [996](#)

- 10b. [2018-013141LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2117 CHESTNUT STREET – southwest corner of Chestnut and Steiner streets in the Marina District. Assessor's Block 0490, Lot 047 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Fireside Camera is a photograph and camera store that has served San Francisco for 64 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 a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 10a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland
 RESOLUTION: [997](#)

- 10c. [2018-013142LBR](#) (S. CALTAGIRONE: (415) 558-6625)
5030 GEARY BOULEVARD – north side of Geary Boulevard between 14th and 15th avenues in the Inner Richmond neighborhood. Assessor's Block 1446, Lot 026 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. House of Bagels is a bagel shop and bakery that has served San Francisco for 56 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 a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
ABSENT: Hyland
RESOLUTION: [998](#)

11. (J. GREVING: (415) 575-9169)

[FAÇADE RETENTION: PART 4](#) – On August 2, 2017 the Historic Preservation Commission reviewed and commented on a draft Façade Retention memo. The purpose of this agenda item is to discuss a revised façade retention memo drafted by staff that addresses commissioners’ comments.

Preliminary Recommendation: Review and Comment

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

ADJOURNMENT – 3:07 PM
ADOPTED AS CORRECTED NOVEMBER 7, 2018

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, November 7, 2018
12:00 p.m.
Architectural Review Committee
Meeting

COMMISSIONERS PRESENT: Hyland, Johnck, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 12:02 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

1. Committee Comments & Questions
 - Disclosures.
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).

- Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Historic Preservation Commission.

B. REGULAR

2. [2018-008528COA](#) (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – south side of 20th Street between Guerrero and Dolores streets, Assessor's Blocks/Lots 3607/070 (District 8). **Review and Comment** before the Architectural Review Committee on the proposed addition of a 745 square-foot, one-story garage and deck within the front setback area of a two-family, two-story dwelling. The subject property is a contributing resource within the Liberty-Hill Landmark District. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Monica Giacomucci – Staff report
 + Andy Rogers – Project presentation
 + Jodie Feldman – Project presentation
 ACTION: Reviewed and Commented

ARC COMMENTS

Overall, the ARC found the Alternative Proposal, which minimized the scale of the garage to mimic the existing terraced planter at the front property line, to be in greater conformance with its guidelines. The property sponsor stated that the Alternative Proposal was a workable solution to meet the goals of the project. Commissioner Hyland asked that the existing concrete entry stair either be salvaged or reconstructed to maintain the property's existing spatial relationships. The project sponsor confirmed that the stair would be retained or rebuilt under the Alternative Proposal. Commissioner Pearlman expressed that the proposed horizontally-oriented railing above the garage appears too modern, and recommended a railing design with vertical balusters be substituted. Commissioners Hyland and Johnck supported this assertion.

ADJOURNMENT – 12:20 PM
 ADOPTED DECEMBER 19, 2018

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, November 7, 2018
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM

STAFF IN ATTENDANCE: Rachel Schuett, Stephanie Cisneros, Rebecca Salgado, Shannon Ferguson, Desiree Smith, Shelley Caltagirone, 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: Katherine Doumani – Potrero Community Center
Jonathan Lammers – Potrero Police Station

B. DEPARTMENT MATTERS

1. Director's Announcements

Tim Frye, Preservation Officer:

Commissioners, Tim Frye department staff, the director is out of town but happy to provide any questions you may have for him, so he may answer them on a future date.

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

Tim Frye, Preservation Officer:

Good afternoon Commissioners, Tim Frye department staff. Several items to share with you – first, this morning the Government Audit and Oversight Committee heard the six pending Mills Act applications that this Commission reviewed on October 5th. It was a very positive committee hearing and the committee is in full support of all six applications. And they were also very complimentary to Preservation staff in terms of our outreach this year, in coordinating between the supervisor's office, the committee, and the project sponsors. I'll let you know when those are moved forward to the full board. Second is, at your seats, we have provided you a list of, or an itinerary of all staff participating in next week's Past Forward National Trust conference here in San Francisco. As you know, the Planning Department is a sponsor for the Intangible Heritage track and as you can see, staff will be very busy next week as, and we anticipate we'll see many of you will be there. But if you wanted also to catch up on some of the other preservation activities the Department is working on, this may be a great time to attend one of those sessions, and we would love to see you there. And then finally, two appeals I wanted to make you aware of, one is the Commission's Certificate of Appropriateness related to Washington Square Park. You heard and approved in June of this year. The categorical exemption was appealed. The appellant is concerned regarding the notice. Appellant also believes he was impeded from filing his appeal and also believes that there are some significant environmental impacts related to the, specifically, excuse me, I misplaced that oh the Water Conservation project. This item will be heard on Tuesday and I will be representing the Commission at that hearing. Second, is 450 O'Farrell Street, the Church of Christ Scientist, in the Uptown Tenderloin National Register District. While you provided Review and Comment on the Draft EIR, I know this is an item that you are likely interested in. Both the Conditional Use Authorization and the Final Environmental Impact Report have been appealed. Those will also be heard on Tuesday and I will be representing this Commission. And, also filling in for Ms. Allison Vanderslice regarding the Environmental Impact Report appeal. SF Heritage and the adjacent neighbor at 540 Jones Street Hotel LLC are the appellants. They have concerns over the findings of the EIR and are disagreeing primarily with the finding that there was no impact to the uptown Tenderloin National Register district through the demolition of one contributor. There are other construction related impacts that they feel should be further examined and we will give you a full report on both appeals after next week. I've also asked the Commission Secretary to forward you links to both of the appeal documents, so you can see the contents, specific contents of the appeal and our response.

Certainly, happy to follow up with you individually if you have questions regarding those. And that concludes my comments to you unless you have any questions. Thank you.

Commissioner Pearlman:

I do have a question Tim, about the 450 O'Farrell. Our role because that -- it's not a landmark and it's not an Article 10 District or Article 11 district that's my understanding.

Tim Frye, Preservation Officer:

That is correct.

Commissioner Pearlman:

So, we only did comment on the EIR is that correct.

Tim Frye, Preservation Officer:

That is correct.

Commissioner Pearlman:

And my understanding was, and I haven't read the documents, but my understanding was that Heritage had come to an agreement with the developer or I don't know, the Department that some money was going to be given to Heritage to be used for other and now they're, so they came to that agreement and then now it's Heritage's appealing it.

Tim Frye, Preservation Officer:

My understanding, and the documents I think will explain that further. Apparently, that deal has not been finalized or there are issues with that agreement. Which maybe one of the reasons for the appeal.

Commissioner Pearlman:

Okay. Thank you.

Vice President Hyland:

I just want to follow up with the National Trust conference next week and a shout out to the Commissioners and anyone in the public. There's an evening reception dinner that is joint National Trust with US ICOMOS on Thursday night. And if it is not on your calendar, I think they need some attendance. So, think about it if you're not already filled with the rest of the conference.

Commissioner Johnck:

Regarding the Past Forward as well of course. I've been signed up for a long time and I -- the website is pretty confusing because there are various locations and then so many different tracks etc. So, if someone is available just to put the location of where everyone is speaking. I mean if they're all in the hotel, but I know there's stuff out at the, you know, the ICOMOS, that's...

Tim Frye, Preservation Officer:

Sure, we'd be happy to forward it to you. We purposely left that off knowing conferences locations tend to shift at the last minute but happy to forward those to you as well.

Commissioner Johnck:
Okay, thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for October 17, 2018](#)

SPEAKERS: None

ACTION: Adopted as Corrected

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

5. Commission Comments & Questions

Commissioner Johns:

Meeting is going so nicely and with such a happy tone to it, I'm almost reluctant to point out that really a colossal figure in the preservation movement, William Murtagh died recently. In 1988, he wrote a very fine famous and important book, *Keeping Time: The History and Theory of Preservation in America*. Which if you haven't read, you want to. And if you have a book club searching for something to read, may I suggest you consider that.

Commissioner Matsuda:

Yes, I was wondering if you could have staff follow up on the condition and the status of the old Potrero police station for us for our next meeting.

D. CONSENT CALENDAR

6. [2018-005952COA](#) (A. KIRBY: (415) 575-9133)
59 POTOMAC STREET – located on the west side between Waller and Duboce Park, Assessor's Block 0865, Lot 008 (District 5). Request for a **Certificate of Appropriateness** to construct a new three-story rear addition extending nineteen feet, nine inches from the existing rear wall at the ground floor and ten feet, nine inches at the second and third floors. The project includes an interior remodel of the residence and façade repairs. This item was previously approved on consent by the Historic Preservation Commission on September 5th. The subject property is located within the Duboce Park Landmark District, RH-2 (Residential – House, Two Family) Zoning District, and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None

ACTION: Approved with Conditions

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

MOTION: [0359](#)

E. REGULAR CALENDAR

7. [2015-004568ENV](#) (R. SCHUETT: (415) 575-9030)
10 SOUTH VAN NESS AVENUE – located at the southwest corner of South Van Ness Avenue and Market Street, Assessor’s Block 3506, Lots 003A and 004 (District 6). **Review and Comment on the Draft Environmental Impact Report.** The proposed project would develop a mixed-use residential building and ground-floor retail space. The project would involve demolition of the existing two-story, 30- to 45-foot-tall, 91,088 gross-square-foot (gsf) building, which most recently operated as the San Francisco Honda auto dealership and is a historic resource built in 1927, and construction of up to 984 residential units, in a mixed-use residential building with either two 41-story, 420-foot-tall towers over podiums, or one 55-story, 590-foot-tall tower over a single podium. Up to 518 parking spaces and 336 bicycle parking spaces would be provided within a two-level subterranean parking garage, accessible from 12th Street. The project site is located in the Downtown General Commercial (C-3-G) Use District and 120-R-2/120/400-R-2 Height and Bulk Districts.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Rachel Schuett – Staff presentation
 = Larry Mansbach – Carousel Ballroom
 = Mike Buhler – Citywide assessment
 ACTION: Reviewed and Commented
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 CL: 087

8. [2016-010079COA](#) (S. CISNEROS: (415) 575-9186)
3620 BUCHANAN STREET – located at the south end of block 0459, lot 003 at the southeast corner of North Point Street and Buchanan Street (District 2). San Francisco Landmark No. 58, the Merryvale Antiques/S.F. Gas Light Co. Building. Request for a **Certificate of Appropriateness** to demolish a non-contributing, one-story garden house adjacent to the Merryvale Antiques/S.F. Gas Light Co. Building and construct a new, four-story, eight-unit residential building. The subject property is located within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve

SPEAKERS: = Stephanie Cisneros – Staff report
 + Maggie Smith – Project presentation
 + Ian Birchall – Design presentation
 = Mike Buhler – Request for continuance
 = Lane Rapaport – Neighborhood character and fabric
 - Arnold Cohn – L-shaped lot, descriptions, dimensions
 - Gee Gee Platt – Concerns, open space
 - Stewart Morton – Opposition
 - Mark Conner – Out of scale, gardens
 - Speaker – View
 - Sharon Hefty – Merryvale property
 - Speaker – Street history

ACTION: After a motion to Continue failed +3-4 (Black, Johns, Pearlman, Wolfram against); Approved
 AYES: Black, Johns, Pearlman, Wolfram
 NAYS: Hyland, Johnck, Matsuda
 MOTION: [0360](#)

9. [2018-000571COA](#) (R. SALGADO: (415) 575-9101)
1348 SOUTH VAN NESS AVENUE – located at the west side of South Van Ness Avenue between 24th Street and 25th Street, Assessor's Block 6518, Lot 006 (District 9). San Francisco Landmark No. 74, the Frank M. Stone House. Request for a **Certificate of Appropriateness** for interior and exterior alterations to the property, including the removal of an existing one-story rear addition and the construction of a new one-story rear addition in the footprint of the existing addition; the construction of a new carport and deck in the rear yard; modifications to the existing rear fence; the installation of two new skylights at the rear of the roof; and interior alterations at all levels. The subject property is located within a RTO-M (Residential Transit Oriented-Mission) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: = Rebecca Salgado – Staff report
 + David Darling – Project presentation
 ACTION: Approved
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 MOTION: [0361](#)

10. [2018-008827DES](#) (S. FERGUSON: (415) 575-9074)
22 BEAVER STREET (BENEDICT-GIELING HOUSE) – north side of Beaver Street, Assessor's Block 3561, Lot 060 (District 8). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 22 Beaver Street (Benedict-Gieling House) as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property is architecturally significant as a very early and well-preserved example of an Italianate villa and carriage house located within a landscaped garden setting. This item has been calendared following receipt of a community-sponsored Landmark Designation Application. 22 Beaver Street is located within a RH-2 (Residential-House, Two Family) and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shannon Ferguson – Staff report
 + Karen Kai - Support
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [999](#)

11. [2018-014691DES](#) (D. SMITH: (415) 575-9093)
2 HENRY ADAMS STREET – Assessor's Block 3910, Lot 001 (District 10). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of 2 Henry Adams, historically known as the Dunham, Carrigan, and Hayden Building, as an individual Article

10 Landmark pursuant to Section 1004.1 of the Planning Code. This item has been calendared following receipt of Legislation introduced by Supervisor Cohen to amend the Planning Code. 2 Henry Adams Street is located within a PDR-1-D (Production, Distribution & Repair - 1 – Design) and 45-X Height and Bulk District
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Speaker - Support
 + John Kevlin – Owner representation
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1000](#)

12. [2018-014198LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1743 BUCHANAN STREET - located in the Buchanan Street Mall between Sutter and Post Streets in the Japantown Neighborhood Commercial District. Assessor's Block 0685, Lot 038 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** Registry application. Paper Tree is a Japanese origami paper and art supply store that has served San Francisco for 50 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 a NCD (Japantown Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Linda Mijara – Paper Tree
 + Sandy Mori - Support
 + Karen Kai - Support
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1001](#)

13. (S. CALTAGIRONE: (415) 558-6625)
[LEGACY BUSINESS REGISTRY MARKETING PLAN](#) – LEGACY BUSINESS PROGRAM MARKETING AND BRANDING PLAN – A presentation by Office of Small Business staff of the marketing and branding plan developed to promote the **Legacy Business** Registry. The Legacy Business Program logo was reviewed and adopted by the Small Business Commission at its October 22, 2018 hearing.
Preliminary Recommendation: None - Informational

SPEAKERS: = Shelley Caltagirone – Staff report
 + Speaker – Logo
 ACTION: None - Informational

14. 2015-0071810TH (D. SMITH: (415) 575-9093; S. CALTAGIRONE: (415) 558-6625)

[LANDMARK DESIGNATION](#) AND [CULTURAL HERITAGE WORK PROGRAM](#) QUARTERLY REPORTS - Discussion of the HPC's Landmark Designation Work Program and the Cultural Heritage Work Program.

Preliminary Recommendation: None – Informational

SPEAKERS: = Desiree Smith – Landmark Designation Quarterly report
= Shelley Caltagirone – Cultural Heritage report
+ Karen Kai - API

ACTION: None – Informational

ADJOURNMENT - 3:45 PM
ADOPTED DECEMBER 5, 2018

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, December 5, 2018
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM

STAFF IN ATTENDANCE: Allison Vanderslice, Kei Zushi, Justin Greving, Natalia Kwiatkowska, 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: Kathleen Courtney – Willis Polk residence, AIA tour

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:

Good afternoon, Commissioners, Tim Frye, department staff. One item to share with you on behalf of the director - He just texted and said he wanted to extend his sort of appreciation and efforts to everyone who worked on the Central SoMa Area Plan. The legislation was adopted recently. And, as you are aware there are about 90 properties that will receive some sort of designation or recognition as part of the Central SoMa Plan, that are under the purview of this Commission. One other item to share with you regarding your special hearing last week, on the African American Arts and Cultural District for the Bayview-Hunters Point neighborhood, the Board of Supervisors took up the proposed amendments to the Administrative Code. And based on this Commission's recommendations last week, primarily that were in line with the Department's recommendations. One is to loosen up the deadlines in the legislation to provide more flexibility and discretion for the community group to move at its own pace. Two is to have some expectations around staff reports, whether it's Planning department, MOHCD, OEWD or the Small Business Commission, in working with those communities. And lastly an opportunity for the Board of Supervisors to revisit the boundaries once the CHSS, which is an acronym for, excuse me while I pull it up really quick, Cultural Heritage Housing History Economic Sustainability Strategy. The CHSS report. Once the CHSS report is completed, the board may revisit the boundaries and adjust those boundaries as necessary. I'm happy to report that all of the amendments that were suggested by this Commission were accepted by Supervisor Cohen, President Cohen. There were some minor tweaks, though, I did want to bring to your attention. So for instance, instead of the CHSS report being due by October 8th of next year, it's now extended to July 31st of 2020, which does give us about an extra year to work with the community on finalizing the report. And then the only other edit, which may be interesting to you is that the committee that's outlined, basically the CAC, Community Advisory Committee, outlined as part of the process went from seven to 15 voting members and now there are 15 specific seats that are required for the C.A.C. However, instead of the CAC being seated for three years, it's now limited to a one-year process. One thing that I did find interesting though is they did add a seat for -- seat six is to be held by a young person between the ages of 14-18 at the time of appointment, so I think it's great they are reaching out to the younger members of the community and getting them to participate. Pardon me? [Off mic] Exactly. I will forward you a copy of the legislation just for your own information, but I did want to let you know those amendments have been incorporated as part of the final product. That concludes my comments, unless you have any other questions. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

I wanted to announce that we are planning to have a holiday gathering on the 19th of December, I think at 5:00, but I'm not sure we have determined a location. We are looking for a legacy business.

Jonas P. Ionin, Commission Secretary:

I actually just emailed you the list that I received from our staff.

President Wolfram:

Okay. So, we will have a location determined shortly. And we will get additional information about that and that concludes my remarks.

4. Consideration of Adoption:

- [Draft Minutes for November 7, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

4. Commission Comments & Questions

Vice President Hyland:

I have three things. I will try to keep them brief so we can move on. But I wanted to follow-up on the special hearing from last week and the African American Cultural Heritage Strategy, I think that is the title of the --there was a term that was proposed and coined and it's the first I had heard of it. And I thought it was worthy of repeating, and that is REENTRIFICATION. And, this notion of bringing back residents who either were gone, or maybe younger people who could stay. So having a young person on the CAC, I think, is a great move towards that. But, instead of gentrification, re-entrification, I thought that was good. Second, Senator Weiner has released the beginning of SB50, the new housing legislation. And I spoke with him and he would be willing to come and speak with us. And so we will have staff coordinate with his staff. It looks like the first committee hearing won't happen until March. So there's a little runway to understand it and for us to get involved and making sure that our issues are covered. And then lastly, I bring this up because it's really concerning to me. But I became aware this morning that in Houston, Jenny's Noodle House had a pride mural on the wall. And it was defaced. And they captured the person, a single individual on camera. They haven't found him yet. But they have identified that it will be prosecuted as a hate crime. However, what's concerning me is that the building owner has decided to paint over it. And I think that this falls right into the Intangible Cultural Heritage. The lessor has no control over what the land owner really wants to do. So I don't know if in our cultural legacy business and cultural assets conversation, if Houston has been in the dialogue there. But they are looking to paint over

the mural, which I personally think is the wrong thing to do. And there are ways to protect the mural with anti-graffiti coatings and stuff. So, I don't know if staff can reach out to someone in Houston and see. I don't know what we can do as a Commission. If we can send a letter that kind of ask them to do something differently, or to help work with the property owner and you know, share some of our lessons learned working with property owners.

Commissioner Johnck:

I'm interested to know from Commissioner Hyland in response to the public comment about the proposal to the AIA.

President Wolfram:

Oh the 950 Lombard.

Commissioner Johnck:

950 Lombard. And the proposal to -- I have a case study about --

Vice President Hyland:

I think that's a great idea, I have it on my to-do to reach back out to the chapter. For those who don't know I was the chapter president a couple years ago. But I don't think we can discuss it any further.

Commissioner Johnck:

I know that. I just wanted to react to it. Thank you.

6. [Proposed 2019 Hearing Schedule](#)

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

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. 2016-007303PCA (E. TUFFY: (415) 575-9191)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor's Block 3707, Lot 057 (District 6). Consideration of **Planning Code Text Amendments** to Planning Code Section 188 – Noncomplying Structures: Enlargements, Alterations and Reconstruction. The Historic Preservation Commission will consider the proposal from the Project Sponsor to adopt an Ordinance that would extend the expiration date of Section 188(g) to allow Terrace Infill on a noncomplying structure designated as a Significant Building under Article 11 of the Code and would amend the text to allow for rooftop infill along the primary building frontage if obscured from view by existing parapet walls.

Preliminary Recommendation: Approve the resolution to recommend approval of the Planning Code amendments to the Board of Supervisors.

(Continued from Regular Hearing on September 19, 2018)

(Proposed for Continuance to March 6, 2019)

SPEAKERS: None
 ACTION: Continued to March 6, 2019
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

8. 2016-007303PTA (E. TUFFY: (415) 575-9191)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor’s Block 3707, Lot 057 (District 6). Request for a **Major Permit to Alter** to convert the existing 131,650 gross square foot, 154-foot tall office building for use as a 170-room hotel. Retail will be retained on the ground floor facing Market Street. The project will retain 5,920 gsf of office use. Existing rooftop structures will be altered to create a rooftop lounge, pending approval of a legislative amendment to Planning Code Sec. 188. The project site, which includes the buildings at 5 3rd Street, 17-29 3rd Street, and 190 Stevenson Street, is designated as a Category I (Significant) building under Article 11 of the Planning Code. Historically known as the Hearst Building and San Francisco Examiner offices, the main building is 13 stories over two basement levels. Designed in 1909 by architects Kirby, Petit & Green, various aspects of the original Renaissance Revival façade were redesigned in 1938 by architect Julia Morgan. The brick American Commercial-style building at the southwest corner of the site was completed in 1910, housed an early “newspaper bar” from 1910-1917, and was later purchased by the Hearst Corporation in a 1940s expansion.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Hearing on September 19, 2018)

(Proposed for Continuance to March 6, 2019)

SPEAKERS: None
 ACTION: Continued to March 6, 2019
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

E. CONSENT CALENDAR

9. [2018-002677COA](#) (R. SALGADO: (415) 575-9101)
1179 HAYES STREET – located on the south side of Hayes Street between Scott Street and Pierce Street, Assessor’s Block 0824, Lot 007 (District 5). Request for a **Certificate of Appropriateness** for the removal of a limited amount of historic stucco cladding at the first floor bay of the Hayes Street facade in connection with the creation of two new window openings and the enlargement of one existing window opening, to allow for the installation of three new double-hung wood windows. The project also includes interior alterations at the first floor. All of the proposed work is in connection with the addition of one new accessory dwelling unit at the first floor of the building in a portion of the building currently serving as storage space. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 MOTION: [0362](#)

10. [2018-011663PTA-02](#) (J. VIMR: (415) 575-9109)
500 SUTTER STREET – located on the north side of Sutter Street at its intersection with Powell Street, Assessor’s Block 0284, Lot 004 (District 3). Request for a **Major Permit to Alter** for the installation of a roof-mounted powered davit carriage and track system for the purposes of exterior building maintenance. As part of this work, the parapet would be extended and a painted safety rail would be placed behind the parapet. The subject property is a Category I (Significant) Building located within the Article 11 Kearny-Market-Mason-Sutter Conservation District, and is located within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 MOTION: [0363](#)

F. REGULAR CALENDAR

11. [2015-014028ENV](#) (K. ZUSHI: (415) 575-9038)
3333 CALIFORNIA STREET MIXED-USE PROJECT – located on the south side of California Street between Laurel Street and Presidio Avenue, Lot 003 in Assessor’s Block 1032 (District 2) - **Draft Environmental Impact Report**. The project would redevelop the 10.25-acre site currently occupied by the University of California San Francisco Laurel Heights Campus with a total of fifteen residential and mixed-use buildings. The project would demolish the existing one-story, 14,000-gross-square-foot (gsf) annex building and surface parking lots; construct thirteen new buildings, ranging in height from 37 to 45 feet, along the perimeter of the site; and partially demolish the existing four-story, 455,000-gsf office building, which is a historic resource for the purpose of CEQA. The project would include rooftop additions to the existing office building, and it would be adapted as two separate residential buildings, ranging in height from 80 to 92 feet. The project would provide 558 dwelling units; 49,999 gsf of office space; 54,117 gsf of retail space; a 14,690-gsf child care center; 896 parking spaces; 693 bicycle parking spaces; and 236,000 sf of open areas. Parking would be provided in four below-grade parking garages and six individual, two-car parking garages. A project variant that would increase the height of one of the proposed buildings to approximately 67 feet and replace the proposed office space in it with 186 residential units (for a total of 744 dwelling units) is also being considered. The project site is located in a Residential-Mixed, Low Density (RM-1) Zoning District and 40-X Height and Bulk District. The project sponsor proposes to create a new Special Use District (SUD) to allow for the proposed development at the project site.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Allison Vanderslice – Staff introduction
 + Lee Lewtensky – MOEWD comments
 = Kei Zushi – Staff presentation
 = Justin Greving – Staff presentation
 = Nancy Goldenberg – Alternative Preservation
 - Kathryn Devincenzi – Alternative landscaped open space, full preservation alternative
 - Richard Frisbie – Historic preservation
 - Tina Kwok – Construction time
 - Bill Cutler – Worst development proposal
 - Colleen Ryan –
 - Ronald Giampaoli – Negative impacts
 - Anne Harvey – Families
 - Speaker – Negative impacts
 - Rose Hilson – Historic significance of the building
 - Eileen Bogut – Laurel Heights Community alternative

ACTION: Reviewed and Commented

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

CL: 0088

12. [2015-016239PRJ](#) (N. KWIATKOWSKA: (415) 575-9185)
1170 HARRISON STREET – located on the north side of Harrison Street between Berwick Place and 8th Streets, Assessor’s Block 3755, Lot 029 (District 6). **Request for Review and Comment**, pursuant to Planning Code Sections 803.9(b) and 844.65, on the proposed change in use and proposed addition resulting with approximately 21,500 square feet of office use. The subject property determined to be individually-eligible for listing in the California Register of Historical Resources and has been placed on the Historic Preservation Commission’s Landmark Designation Work Program. It is located within the WMUG (Western SoMa Mixed Use-General) Zoning District, Western SoMa Special Use District and 55-X Height/Bulk Limit.
Preliminary Recommendation: The Historic Preservation Commission may draft comments to the Planning Commission regarding the proposed use and its ability to enhance the feasibility of preserving the historic building.

SPEAKERS: = Natalia Kwiatkowska = Staff report
 + Will Millard – Project presentation

ACTION: Adopted Findings

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

RESOLUTION: [1003](#)

13. [2016-016549PRJ](#) (N. KWIATKOWSKA: (415) 575-9185)
149 9TH STREET – located on the north side of 9th Street between Natoma and Minna Streets, Assessor’s Block 3728, Lot 048 (District 6). **Request for Review and Comment**, pursuant to Planning Code Sections 703.9 and 758, on the proposed change in use of approximately 31,000 square feet from mixed-use to non-retail service use. The subject property is rated Category III pursuant to Appendix C to Article 11 of the Planning Code. It

is located within the RCD (Regional Commercial District) Zoning District, Western SoMa Special Use District and 55-X Height/Bulk Limit.

Preliminary Recommendation: The Historic Preservation Commission may draft comments to the Planning Commission regarding the proposed use and its ability to enhance the feasibility of preserving the historic building.

SPEAKERS: = Natalia Kwiatkowska – Staff report

+ John Kevlin – Project presentation

ACTION: Adopted Findings

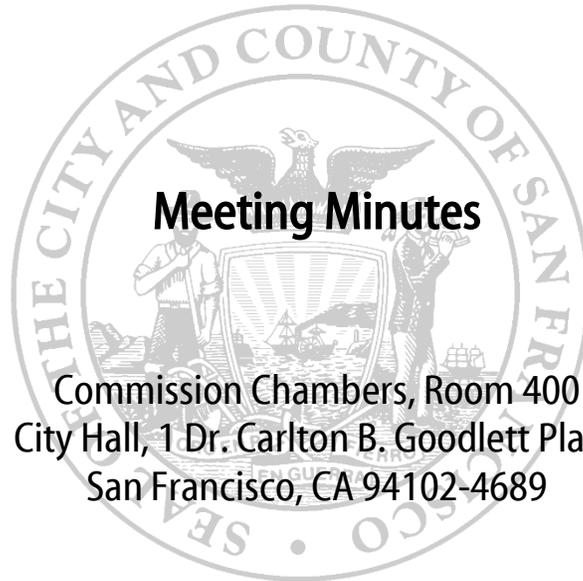
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

RESOLUTION: [1004](#)

ADJOURNMENT – 2:53 PM

ADOPTED DECEMBER 19, 2018

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, December 19, 2018
12:00 p.m.
Architectural Review Committee
Meeting

COMMISSIONERS PRESENT: Hyland, Johnck, Wolfram

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER WOLFRAM AT 12:05 PM

STAFF IN ATTENDANCE: Rebecca Salgado, 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. [2018-000619COA](#) (R. SALGADO: (415) 575-9101)
50-52 FAIR OAKS STREET – located at the west side of Fair Oaks Street between 21st Street and 22nd Street, Assessor’s Block 3618, Lot 045 (District 8). **Review and Comment** for the removal of an existing two-story rear addition and the construction of a three-story rear addition visible from Quane Alley. The proposed project also includes the demolition of an existing garage and construction of a new garage in the rear yard, and modifications to the existing rear fence. The proposed project also includes the installation of a new window opening at the Fair Oaks Street facade, new skylights at the roof, and interior alterations at all levels. At a future hearing, the Zoning Administrator will consider a request for a variance from rear yard requirements. The subject property is located within the Article 10 Liberty-Hill Landmark District, a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rebecca Salgado – Staff report
 + Speaker – Project presentation

ACTION: Reviewed and Commented

ARC COMMENTS

1. **Overall Form and Continuity.** The proposed new rear addition is taller than the existing rear addition, will extend further into the rear yard, and has a flat roof in comparison with the existing rear addition’s gable roof. Although the main house has a gable roof behind its false front at Fair Oaks Street, the flat roof of the new rear addition aligns with the appearance of the house from its primary Fair Oaks Street façade. The new rear addition is compatible with other visible rear additions seen from Quane Alley and elsewhere within the district. Most of the adjacent properties appear to have rear additions that were constructed at a later date than the original main properties, and these additions exhibit a variety of roof forms and massing typologies. Most are between two and three stories tall. Some have a uniform setback at all floors, while others have a stepped massing from one floor to the next. Overall, since the existing rear additions on this block have such variation, the new rear addition will be compatible with the general appearance of the adjacent additions.

The new garage will be reconstructed on the south side of the lot and will have a similar setback dimension from the rear lot line. The modified location of the new garage on the downward side of the steeply sloping lot will allow the new garage to be less prominent than the existing garage.

The new garage will have a flat roof matching the flat roof of the new rear addition, aligning with the overall form and massing of other rear garages found along Quane Alley.

o Staff believed that the proposed new rear addition and garage appear compatible with the overall form and continuity of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural

Review Committee concurred with staff's assessment at the December 19, 2018, meeting.

2. **Scale & Proportion.** The elements listed as character-defining features of the district for scale and proportion—including recessed, raised entries; an emphasis on verticality; and bays on street-facing facades—are more applicable to primary facades in the district, rather than rear additions and garage buildings. Overall, as noted in the discussion of the addition and garage's compatibility with the form and continuity of elements within the district, these proposed elements align with the scale and proportion of other rear additions and garages found along Quane Alley within the landmark district. o Staff believed that the proposed new rear addition and garage appear compatible with the overall scale and proportion of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.
3. **Fenestration.** The rear addition's windows will be made of aluminum-clad wood, which is differentiated from yet compatible with the wood windows that are typical of the district. Although most of the new windows are fixed or casement operation rather than the district's characteristic double-hung fenestration operation, the addition's single new window facing Fair Oaks Street will be double-hung to align with the historic windows found at the primary façade.

The rear elevation of the building is visible from Quane Alley, and as such is differentiated from a more typical rear elevation that is not visible from a public right-of-way. As such, the windows at the new addition's rear elevation should demonstrate compatibility with the historic property and district beyond what would typically be required at a non-visible rear elevation. Overall, the windows in the rear addition that will be visible from a public right-of-way are vertically oriented, aligning with the tall, narrow fenestration patterns that are characteristic of the district. The rear addition will have decorative horizontal sun-shading fins at its rear elevation to reference the decorative window framing that is characteristic of the district. The single new window on the addition that faces Fair Oaks Street will be a one-over-one double-hung window matching the predominant configuration and operation of windows at the primary façade. The windows at the secondary south elevation will also consist of one-over-one double-hung windows, and will be minimally visible from Fair Oaks Avenue. The windows at the secondary north elevation are horizontally oriented fixed/casement windows, and will not be visible from a public right-of-way. The new garage does not have any fenestration.

o Staff believed that the proposed new rear addition and garage appear compatible with the overall fenestration patterns of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.

4. **Materials, Texture, & Details.** The Liberty-Hill Landmark District's characteristic materials, textures, and details include both horizontal and vertical wood siding, decorative millwork, scored concrete retaining walls terraced within up-sloping setbacks, and an emphasis on greenery. Both the new rear addition and the new garage are proposed to be clad with painted horizontal wood siding that is compatible with cladding materials found throughout the landmark district. The rear addition and garage will reference the decorative millwork found on historic buildings in the district through their simplified horizontal wood roof cornices and the decorative horizontal wood sun fins at the second-floor balcony of the rear addition. The new concrete planter/retaining wall at the rear property line will have a board-formed finish, serving as a contemporary interpretation of the historic scored, textured concrete retaining wall found at the property's Fair Oaks Street lot line as well as other characteristic retaining walls in the district. The retaining wall will have a built-in planter at its top and will also incorporate new plantings and an ornamental tree at the street level along Quane Alley, making the new retaining wall more compatible with the district's emphasis on greenery.

o Staff believed that the proposed new rear addition and garage appear compatible with the overall materials, colors, and textures of the subject property as well as other properties within the Liberty-Hill Landmark District. The Architectural Review Committee concurred with staff's assessment at the December 19, 2018, meeting.

ADJOURNMENT – 12:20 PM
ADOPTED FEBRUARY 6, 2019

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, December 19, 2018
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:36 PM

STAFF IN ATTENDANCE: Shelley Caltagirone, Desiree Smith, Rebecca Salgado, Shannon Ferguson, Pilar LaValley, Tim Frye – Preservation Officer, Jeff Joslin, 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

Tim Frye, Preservation Officer:

Good afternoon Commissioners. Tim Frye, department staff. A few items to share with you for our final hearing of the year. I wasn't able to give you an update on the pending Mills Act contracts at your last hearing, but I wanted to let you know and reassure you that all Mills Act contracts proposed for this cycle were approved by the Board of Supervisors and I believe they have all been recorded with the Assessor's Office. And that happened at the Board of Supervisors' hearing in mid-November. I also wanted to make you aware that there are several pending Landmark Designations at the Board of Supervisors. And given that the committees will not have adjourned for the remainder of the year, these items will likely be picked up early 2019. One is the Paper Doll in the North Beach neighborhood. It needs a board introduction. Second is 22 Beaver Street which has been introduced but needs a committee date for the Land Use Committee. Third is the former Welsh Presbyterian Church on 14th Street in the Mission. That needs a board introduction. And then the Diamond Heights safety sculpture, which is at the board. However, just to give you a quick update, the Arts Commission and Public Works, they are still working on that MOA that I mentioned at a previous hearing, to ensure who is responsible for what portions of the artwork. So, I will give you an update on that likely in the New Year as that moves forward. I will point out that that may necessitate that Diamond Heights safety sculpture coming back to this Commission, depending on the content in that MOA and how it affects the ordinance. But, we will let you know about that in advance. And then lastly, as I am sure you have all seen, at the Planning Commission's decision on 49 Hopkins last week generated a lot of interest in the media. I'm happy to answer any questions or provide a formal report to you at a future hearing, but did want to make you aware of what the next steps would be after talking to the project planner, and also Tina Tam from our Enforcement Division. Basically because the project was approved with conditions under a Conditional Use Authorization, the owner has 30 days to respond with a new permit showing conformance and compliance with the conditions as outlined by the Commission. And if there is no response within that 30 days, we will initiate cancellation of the permit. And once the permit is cancelled, and then the Department would proceed with enforcement action. So, that is where it is today but again I am sure, as you know, many details will continue to develop around this project. I'm happy to talk to you about that in the future. That concludes my comments unless you have any questions.

Commissioner Pearlman:

Yeah, I just wanted to make one comment which was obviously it was the shot heard around the world. The articles were in the BBC, in the Washington Post, etc. all over. But what I found out yesterday was that the house is actually not considered a historic resource under CEQA. So, it's been characterized as a historic house and that is what is in the news about it. But it is sort of ironic that -- and I was concerned that the HPC and the preservation staff were left out of this action. And then I read the CatEx and find out that it wasn't a historic resource. So, it changes the whole dynamic. It doesn't change the media,

which is, you know, I think the Planning Commission did a very provocative thing to make a point. But it takes it out of our realm. I was particularly upset when I thought well this is a historic issue. We have been looking for ways for the Planning Commission and the HPC to come together and talk about things. I thought what a perfect item. Turns out it is not a historic resource. So, it does change the dynamic. So, thank you for following up with me on that. Thanks.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

Thank you. The only announcement I want to make is that we are looking to have a joint hearing with the Planning Commission to discuss issues such as this one that we just talked about. Also the review process for EIR's and we have -- looking at dates in later in January. And I think there's, I think I had forgotten to write the right date on my calendar. So the date that has been proposed was, the 17th wasn't working but the 24th may work or needs to be confirmed.

Commissioner Black:

Are you looking for a Thursday or Wednesday?

President Wolfram:

It would be a Thursday hearing. We would come to the Planning Commission's regular hearing and be on the -- I think in the beginning of that.

Commissioner Black:

Okay.

Jonas P. Ionin, Commission Secretary:

It will be Thursday morning probably about 10:00 am.

Commissioner Black:

Okay. So--

President Wolfram:

Oh that's right. In the morning before the Planning Commission meets.

Commissioner Black:

The 17th is --

President Wolfram:

I think the 17th is not...the 24th yes. So our secretary will be in touch with us to confirm the final date. And that concludes my report.

Commissioner Black:

Okay. Thank you.

4. Consideration of Adoption:

- [Draft Minutes for ARC hearing on November 7, 2018](#)
- [Draft Minutes for HPC Special hearing on November 28, 2018](#)
- [Draft Minutes for HPC hearing on December 5, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

5. Commission Comments & Questions

None

6. Historic Preservation Fund Committee report by Robert Cherny

SPEAKER: Robert Cherny

ACTION: Reviewed and Commented

D. REGULAR CALENDAR

7a. [2018-016406LBR](#) (S. CALTAGIRONE: (415) 558-6625)

#8 FISHERMAN'S WHARF – located on Fisherman's Wharf northwest of the intersection of Taylor and Jefferson streets in the Fisherman's Wharf neighborhood. Assessor's Block 0006/001; 9900/047; Seawall Lot 302 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Alioto's Restaurant is a family-run seafood restaurant that has served San Francisco for 93 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 located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Larry White – Bay View Boat Club
 + John Super – Bay View Boat Club
 + Dr. Kathleen Kennedy – For Your Eyes Only
 + Maria Davis – St. Mary's Pub
 + David Zouzounis – Ted's Market
 + Annette Alioto – Alioto's Restaurant
 + Diane Zuchi – Kimochi
 + Mary Elizah – Bay View Boat Club
 + Shanta Sacharoff – Other Avenues
 = Richard Carillo – Response to questions

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: 1005

- 7b. [2018-016408LBR](#) (S. CALTAGIRONE: (415) 558-6625)
489 TERRY A. FRANCOIS BLVD – located in the Bayview neighborhood on the bank of the bay east of Mission Bay Boulevard. Assessor’s Block 9900/052 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Bay View Boat Club is a recreational boating club that has served San Francisco for 55 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 located within a P (Public) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: 1006

- 7c. [2018-016409LBR](#) (S. CALTAGIRONE: (415) 558-6625)
395 SUTTER STREET – located in Union Square at the southeast corner of Stockton and Sutter streets. Assessor’s Block 0294/015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Couture Designer European Clothing is a high-end European men’s clothing store that has served San Francisco for 29 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 located within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: 1007

- 7d. [2018-016421LBR](#) (S. CALTAGIRONE: (415) 558-6625)
552 CASTRO STREET – located in the Castro neighborhood between 18th and 19th streets. Assessor’s Block 0294/015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. For Your Eyes Only Optometry is an eye care medical practice and eyewear retailer that has served San Francisco for 35 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 located within the Castro NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1008

- 7e. [2018-016422LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1715 BUCHANAN STREET – located in the Japantown neighborhood between Post and Sutter streets. Assessor's Block 0685/042 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Kimochi, Inc. is a nonprofit senior service agency that has served San Francisco for 47 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 located within the Japantown NCD (Neighborhood Commercial) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1009

- 7f. [2018-016621LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3930 JUDAH STREET – located in the Outer Sunset neighborhood between 44th and 45th streets. Assessor's Block 1799/018 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Other Avenues is a cooperative food store that has served San Francisco for 43 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 located within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1010

- 7g. [2018-016470LBR](#) (S. CALTAGIRONE: (415) 558-6625)

3845 MISSION STREET – located in the Bernal Heights neighborhood between Crescent and Richland avenues. Assessor’s Block 5746/018A (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. St. Mary’s Pub is a neighborhood bar that has served San Francisco for 85 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 located within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1011

- 7h. [2018-016504LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1530 Howard Street – located in the Western SoMa neighborhood between 11th and 12th streets. Assessor’s Block 3511/014 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Ted’s Market & Delicatessen is a neighborhood corner store and delicatessen that has served San Francisco for 51 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 located within the WMUG (WSoMa Mixed Use-General) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1012

8. [2018-008948DES](#) (D. SMITH: (415) 575-9093)
906 BROADWAY – north side of Broadway between Taylor and Mason Streets, Assessor’s Block 0149, Lot 009 (District 3). Consideration to Recommend to the Board of Supervisors amendment of the **Landmark Designation** for Our Lady of Guadalupe Church, San Francisco City Landmark No. 204. Amend the landmark designation to include both the interior and exterior character defining features pursuant to Article 10, Section 1004(c) of the Planning Code. Our Lady of Guadalupe Church, both the exterior and interior, is significant for its association with the development of San Francisco’s Latino and Spanish-speaking communities from the late-nineteenth to the mid-twentieth century, for its architecture, and as the work of master architect, Shea & Lofquist, and master artist, Luigi Brusatori (interior murals). It is located within a RM-2 (Residential-Mixed, Moderate Density) zoning district and 40-X Height and Bulk district.

Preliminary Recommendation: Approve

SPEAKERS: = Desiree Smith – Staff report
 + Mike Buhler – Latino Historic Context Statement
 + Juana Villegas – Lady of Guadalupe
 + Mark Loper – Owner representative
 + Felix Ortiz – Instrumental people
 ACTION: Initiate Landmark Designation
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1013](#)

9. [2016-013216COA](#) (R. SALGADO: 415/575-9101)
900 NORTH POINT STREET - located at North Point Street between Polk Street and Larkin Street, Assessor's Block 0452, Lot 026 (District 2). Request for a **Certificate of Appropriateness** for alterations to the existing non-historic, open-air Carillon Building, located in the Terrace Plaza in Ghirardelli Square. The proposed alterations include enclosing the first floor by installing a glazed aluminum storefront system with a dark finish, with both fixed and single-hung glazing panels and glass-louvered transoms, between the existing structural steel columns of the building. The subject property is San Francisco Landmark No. 30, and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Approve with conditions

SPEAKERS: = Rebecca Salgado – Staff report
 + Joshua Callahan – Project presentation
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 RECUSED: Wolfram
 MOTION: [0364](#)

10. [2008.0014U](#) (S. FERGUSON: (415) 575-9074)
690 MARKET STREET – northeast corner of Market and Kearny streets. Assessor's Block 0311 Lots 016-069, 73-74, and 78-79 (District 3). Consideration of adoption of a resolution recommending to the Board of Supervisors non-renewal of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into a contract with the owners of a qualified historical property who agree to rehabilitate, restore, preserve, and maintain the property in return for property tax reductions. The Board of Supervisors approved the historical property contract on November 18, 2008. The Board of Supervisors has expressed interest in limiting the historical property contract for 690 Market Street to a term of ten years in order to better achieve a balance between the benefits of the Mills Act and the costs to the City. The subject property is within a C-3-O (Downtown- Office) and 285-S Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shannon Ferguson – Staff report
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1014](#)

11. (P. LAVALLEY: (415) 575-9084)

[HISTORIC RESOURCE ASSESSMENTS PILOT PROGRAM](#) – **Informational Presentation** regarding the Historic Resource Assessment-Pilot Program. The Historic Resource Assessment (HRA) provides preliminary feedback from the Planning Department regarding whether a property is eligible for listing on the National Register of Historic Places (NR) and/or California Register of Historical Resources (CR) before development applications are filed. The Historic Resource Assessment (HRA) process is being undertaken by the Department as a Pilot Program in 2019.

Preliminary Recommendation: None – Informational

SPEAKERS: = Pillar LaValley – Staff report
ACTION: None - Informational

ADJOURNMENT – 2:40 PM
ADOPTED JANUARY 16, 2019

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, January 16, 2019

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Pearlman, Hyland

COMMISSIONERS ABSENT: Johnck

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:31 AM

STAFF IN ATTENDANCE: Stephanie Cisneros, Frances McMillen, Allison Vanderslice, 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. COMMITTEE MATTERS

1. Committee Comments & Questions

None.

B. REGULAR

2. [2018-002022COA](#) (S. CISNEROS: (415) 575-9186)
SFDPW REPLACEMENT OF PATH OF GOLD LIGHT STANDARDS – located on Market Street from the Embarcadero to Octavia Boulevard (District 3, District 5, and District 6). **Review and Comment** by the Architectural Review Committee regarding a revised proposal to remove, replace, partially restore, and realign 236 of the 327 existing Path of Gold Light Standards (City Landmark No. 200) located in the public right-of-way. The project proposes to replace the landmarked light standards with larger components of the same style and design to accommodate new transportation infrastructure along Market Street. The project also proposes to restore and reinstall the existing trident top light fixtures and light globes. Additionally, some standards are proposed for removal.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Stephanie Cisneros – Staff presentation
 + Christine Olea – Project Presentation
 + Michael Levin – Gold color

ACTION: Reviewed and Commented

ARC COMMENTS**1. General**

- Commissioner Hyland requested confirmation that the material of the recast light standards would be aluminum and agreed overall with staff's recommendations for the proposed modifications to the project.
- Commissioner Pearlman questioned the original paint color based on public comment and recommended that the color of the proposed reconstructed light standards match the historical color based on one of the two periods of significance. He also concurred overall with staff's recommendations.
- Both commissioners directed staff to work with the project sponsor to compile different scenarios (through photo renderings and further clarification) for what potential options are for relocation of light standards – either with one out of alignment from the others or realignment of entire blocks on a block-by-block basis - and to provide the full HPC with reason(s) for each scenario at the time of the full Certificate of Appropriateness hearing.

2. The number of standards scheduled for relocation.

- Commissioner Hyland questioned the possibility of alignment to be matched on blocks where realignment is necessary. He also noted that when a single standard is not able to align with the rest of the standards, an analysis of whether re-aligning the entire block is a better solution, or if having the one out of alignment might be better for that particular location, and the HPC would be interested in seeing and opining the analysis and conclusion.

- Commissioner Hyland urged the project to include design for the entire length of the resource, and not end at the current project boundary. Even if the currently funded project can't address changes to the entire length of the resource, having a complete and holistic solution would be beneficial to guide future work in the remaining area. This would include a maintenance plan and/or a plan for addressing future modifications to the light standards located outside of the project boundary.
- In response to public comment that addressed the necessity of maintaining a linear alignment of street trees and light standards, Commissioner Hyland commented that having a stronger relationship between street trees and the light standards is better.
- Commissioner Pearlman commented on the limitations of relocating light standards based on other work proposed for the public-right-of-way (i.e. bicycle lanes, sidewalks, etc.) and posed the question of what makes the most sense when designing realignment based on these conflicts. He questioned the importance of alignment and directed staff and the project sponsor to spend more time looking at the best possible way to (re)align on a block by block basis.
- With regard to proposed spacing and rhythm, Commissioner Pearlman did not have an issue with variation of the distances between poles.

3. The number of standards scheduled for removal.

- Commissioner Hyland commented that he would be uncomfortable seeing the six poles currently slated for removal actually removed and is concerned about the need to remove more than six. He supported staff's recommendation to keep all light standards to the extent possible and would like to see the modified design and (re)alignment carried over to all light standards and not be limited to those within the project area.
- He also commented that the full commission would like to be able to evaluate the options for poles that need to be completely removed on a case-by-case basis to ensure removal is necessary and discuss options for potentially reusing them elsewhere.
- Commissioner Pearlman asked if relocation of removed poles is appropriate given that they would not fit in with the rest given that dimensions and design of the bases would not be the same. He also asked if removed poles could be used for maintaining the remainder of light standards continuing up Market Street outside of the project area that are not going to change as part of this proposal.

4. Project compliance with *Discrimination by Omission: Issues of Concern for Native Americans in San Francisco*, a report published by the San Francisco Human Rights Commission in 2007.

- Both commissioners agreed with Staff's recommendation that the project sponsor should produce a plan for addressing the design of the clamshell bases in coordination with Planning staff, the Arts Commission and the Native American Community.

3. [2014.0012E](#)

(F. MCMILLEN: (415) 575-9076)

BETTER MARKET STREET – 2.2 mile section of Market Street from the Embarcadero to Octavia Boulevard (District 3, District 5, and District 6). **Review and Comment** by the Architectural Review Committee on the proposed preservation alternatives in advance of the publication of the Draft Environmental Impact Report for the project. The project proposes to redesign and provide transportation and streetscape upgrades, including changes to roadway configuration, traffic signals, public transit lanes and stops, and streetscape features and furnishings along a 2.2 mile stretch of Market Street between Steuart Street and Octavia Boulevard. The project proposes to partially restore, reconstruct, and realign the Path of Gold (City Landmark No. 200) light standards to accommodate new OCS to increase transit service along Market Street; remove or alter several streetscape features, including the red brick sidewalk and plazas, granite curbs, street trees, traffic signals and signage.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Frances McMillen – Staff presentation
 + Christina Olea – Project presentation
 + Nicole Vaughn – Accessibility issues
 = Allison Vanderslice – Preservation alternatives

ACTION: Reviewed and Commented

ARC Comments

General

- The Commissioners acknowledged the challenge of developing the alternatives while meeting Americans with Disabilities Act requirements and project objectives.
- Commissioner Pearlman remarked that the brick paving and the granite curbs are part of the evolution of Market Street, noting that prior to their installation the sidewalks and curbs were another material and Market Street continued to function as it has historically. The Commissioner further stated that we have to retain Market Street's character, but our needs today, such as the needs of cyclists, and in the future, are different from what they were in 1979, when the brick was installed.
- Commissioner Pearlman noted that accessibility is a significant issue, particularly in mid-Market, and the street has to be accessible as is feasible.

Path of Gold

The project includes the proposed relocation or removal of up to 24.6% of the Path of Gold light standards and modifying the *Winning the West* imagery on the bases to comply with the 2007 San Francisco Human Rights Commission report: *Discrimination by Omission: Issues of Concern for Native Americans in San Francisco*.

On January 16, 2019 Staff presented the ARC with the following recommendations as part of the review and comment on the Certificate of Appropriateness:

- If complete retention of the landmark in place and in its entirety cannot be achieved, a single realignment of all standards within the project area should be explored to maintain a high level of consistency and uniformity;
- If a single realignment of all standards within the project area cannot be achieved, then the Department recommends that realignment of standards occur on a block-by-block basis, as current conditions exhibit, to encompass those blocks that will require a minimum of one standard to be relocated out of alignment;
- To avoid diminishing the integrity and visual character of the Landmark, retain the standards in their entirety, either in existing locations or through the process of relocation outlined in the previous recommendations.

Staff confirmed with the Commissioners that the DEIR project description and Partial Preservation Alternatives should be updated to reflect the recommendations.

- The Commissioners confirmed that the Path of Gold is a contributor to the Market Street Cultural Landscape District and an Article 10 landmark that will require a Certificate of Appropriateness, so alternatives focusing on the light standards is not necessary.

Materials

- The Commissioners expressed concern over consistency of the design and materials throughout the project area as the project falls within or borders multiple Article 10 Landmark and Article 11 Conservation districts.

Brick

- Commissioner Hyland acknowledged the challenge that brick paving presents in regard to ADA accessibility, but that perhaps ADA issues could be addressed by laying the bricks in a different manner or using installation procedures that meets accessibility needs.
- Commissioner Hyland expressed that ideally an alternative should replicate the material and the pattern of the brick while achieving the accessibility requirements and project objectives.

Granite

- Commissioner Hyland asked whether all the granite curbs and concrete bollards would be removed. He stated the granite curbs should be kept and noted that the HPC prefers they remain as they are a character-defining feature. Commissioner Pearlman concurred and stated that he hoped the HPC would have a voice in the treatment and incorporation of character-defining features as part of the project development.

Adequacy of the Alternatives Summary

- The Commissioners found the alternatives to be complete and adequate for the Environmental Impact Report, noting the alternatives address the character-defining features, historic resources, design and accessibility issues.

Full Preservation Alternative

- Commissioner Pearlman stated the Full Preservation Alternative was fine in terms of what is necessary for an EIR. He noted that in many respects it similar to a No Project Alternative because it meets very few of the project objectives but confirmed that it was adequate. Commissioner Hyland inquired whether it would be possible to add a sidewalk level bicycle lane to the Full Preservation Alternative but did not request the Project Sponsor further explore adding the lane because it would have little impact on the Full Preservation Alternative meeting additional project objectives.

Partial Preservation Alternative One and Partial Preservation Alternative Two

- Commissioner Pearlman stated that no revisions to the Partial Preservation Alternatives were needed.

Follow-up

- The Commissioners requested that when the project returns for review and comment on the Environmental Impact Report the alternatives drawings should be the same scale as the full project drawings. The Commissioners also requested an alternatives summary and comparison chart.
- Staff confirmed the alternatives would return to the HPC as part of the EIR review and comment and the Path of Gold would return for the Certificate of Appropriateness. The remainder of the project is not otherwise subject to HPC review as the project is limited to the public right of way and does not involve properties or character-defining features found within Article 10 and Article 11 districts.

ADJOURNMENT 12:40 PM
ADOPTED FEBRUARY 20, 2019

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



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

Wednesday, January 16, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:47 PM

STAFF IN ATTENDANCE: Deborah Landis, Rebecca Salgado, Desiree Smith, Shelley Caltagirone, Tim Frye – Preservation Officer, Jeff Joslin, John Rahaim – Planning Director, 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

Tim Frye, Preservation Officer:

Good afternoon commissioners, happy New Year and welcome back. Tim Frye, department staff. Just one item to share with you. Your Landmark Designation Work Program quarterly report that would normally be scheduled for today's hearing has been moved to February 6th and that is so we can present a proposed revised work program for you before you make a decision on your recommendations for the 1920 budget. So, you will have that at your next hearing. That concludes my report.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Wolfram:

I have a little announcement which is, I think as many of you know I am not seeking another term. So, this will be my final time as president here. So, I thought it would be a good time just to reflect, a little bit, on the accomplishments of the last ten years that I've been on the commission. In addition to many Permits to Alter, Certificates of Appropriateness and review of the EIRs, we have had a few major achievements including the development of a very robust Landmarks Work Program and the designation of many landmarks in some districts, and the development of the Cultural Heritage Program and The Legacy Business Program. Our plaque program for historic -- identifying historic properties, work on Facade Retention, and development of kind of EIR Alternative Guidelines. So, this is just some of the many things we have accomplished. And I have really enjoyed working closely with the Director and the audience here, with our Preservation Officer, Mr. Frye, with our city attorney, and with all of the preservation staff and planning staff who have really helped this commission work do its work. And then lastly I want to say it has been a real honor to serve with my fellow commissioners here on the commission. I would like to thank you for your dedication to preservation, your thoughtfulness, your creativity, your ingenuity. It has been a real honor to serve with you. So, thank you.

4. Consideration of Adoption:

- [Draft Minutes for HPC December 19, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

5. Commission Comments & Questions

Commissioner Hyland:

I have one comment to follow up to an announcement I made a few weeks ago about Senator Weiner's state legislation on affordable housing, SB50. And we asked staff to arrange with Senator Weiner to come to our commission so we could have a dialogue around SB50. And I'll send, Tim, these dates to you, but I wanted to get this on our calendars so that we don't forget it, or it does not get past us. The legislation is going to be going into committee in March some time, so we would like to have our hearing prior to that. So, it is either, February 6th, February 20th, or March 6th. And if not, then March 20th would be the last one. Probably would be our last opportunity. So, I can e-mail all those to you Tim, but those are the dates that we want to coordinate with his staff.

President Wolfram:

Oh Jonas, I forgot to thank you in my little speech. You're one of the most important people here.

Jonas P. Ionin, Commission Secretary:

Thank you, Commission President Wolfram, but you're not going anywhere. You're still staying so –

President Wolfram:

Thank you.

President Elect Hyland made the following appointments:

HPFC liaison – Bob Cherney

Architectural Review Committee – Pearlman, Hyland, Black, Johnck (Ex Officio)

CHAC – Dissolved and folded into the full commission; Liaison – Matsuda, Johns (Ex Officio)

Citywide Survey - Liaisons – Black, Hyland

President Hyland:

I'm sorry. Well we do need to talk a little bit about the future hearing for the joint Historic Preservation and Planning Commission.

Jonas P. Ionin, Commission Secretary:

I mean, as much as you would like to yeah. We will be issuing the agenda tomorrow.

President Hyland:

Oh, so there would be an agenda. So, what we wanted to ask our commission is if there are any questions that we want to pose to the Planning Commission ahead of our joint hearing. The purpose of our joint hearing is there will be two agenda items. One is to discuss how we can communicate better between our two commissions, and then the second agenda item will be the update of all the various programs that our commission is doing, our Cultural Heritage Districts and – Tim, do you want to give a little --

Tim Frye, Preservation Officer:

Sure. The second item, well more broadly, as President Highland just mentioned, the first item would be around how the commissions can communicate more effectively specifically related to our review of CEQA documents. The second item will be more related

to design review, sort of outside of the CEQA context. In particular, we will be presenting a draft of the Facade Retention Design Guidelines That this commission has reviewed three previous times. So, we think we finally got it right and we are going to share that with both commissions to see which direction would like to take, especially with stakeholder outreach. With that, naturally as you mentioned, we could broaden that to talk about other program areas if there is time.

President Hyland:
Right.

Commissioner Johns:
On the communication thing, broadly speaking, we advise the Planning Commission on things. And I have always w-- I would like to know what is it that they want from us, or in what form do they want it. Have the things, the comments that we have made over the past few years, have those been helpful? Have they missed the mark? And if they, the Planning Commission was looking for some particular kind of information or some insight, or some way of it being presented to them which we have not done. So, since we are trying to help them out, I would really like them to advise us on what would be the most useful form for what we are going to give them.

President Hyland:
Tim, would you collate some of these questions to prepare, or to help the planning commissioners prepare for our joint hearing?

Tim Frye, Preservation Officer:
Yes, I certainly will.

President Hyland:
Great.

Vice President Matsuda:
Just to kind of follow-up on Commissioner Johns' comments, maybe to think about an informal liaison or commissioner from our commission to the Planning Commission. And also to the Arts Commission, so we could have a better flow -- not to say that you have not been a great messenger for us, but to maybe have some more direct dialogue. Because there are often things that we can probably have prepared for with more time had we known before it hits the agenda, it is not like -- it is public knowledge, but to formally be a part of a conversation I think would be very helpful.

Commissioner Johnck:
So, you are taking questions now? Okay.

President Hyland:
The goal is to help the Planning Commissioners, and ourselves as well, prepare for the joint hearing.

Commissioner Johnck:

Right exactly. Yeah and I thought about this for a long time. So, I think, so we are asked to comment about the adequacy of the preservation alternatives that are described in the CEQA document, and at the same time, we or – and I, like to express our views about preference on those alternatives. Or why we think one alternative is better. And I just whether they are adequately described but, preference one over the other. And the public wants that. At least that is the public testimony we get. And we keep telling the public, oh go to the Planning Commission, I mean we are listening to you, but your next best place to speak about preference is at the Planning Commission. So, here again, this goes to your point, not only do we want to know what would be useful to them, but I would like to know how would they take a preference? Are they listening to preferences in any of that discussion that we have here?

Commissioner Pearlman:

Part of my question has already been asked. But it relates to the same thing. It is kind of the other end of what Commissioner Johns said which is to get from them, what they want to hear from us, you know -- how they want to interact with us. You know, the Neutra house example was one where I got upset because they were making decisions based on their perception of a historic house. And they never came to staff, and they never came to our commission to discuss that as an option. What the implication was of all that. So, are there places where the Planning Commission can anticipate things that they can bring to us so that then we could inform them on items that are coming before them. Thank you.

President Hyland:

Then I had one last point or question. And in our draft EIRs, the ones that come before our commission, are those that have unavoidable impacts to historic resources. And the question is, how many projects have not come before us that had historic resources that were dealt with in a way that impacts were mitigated to less than significant. So, I would like to know how many of those projects existed, and if there is a dozen of them or half a dozen of them in just a simple kind of quick list. My guess is that it is very few. That is why I am asking the question. So, if it is two or three, it would be good to know what those two or three. But if it is longer, it could just be a sampling.

6. Election of Officers: In accordance with the Rules and Regulations of the San Francisco Historic Preservation Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Historic Preservation Commission held after the first day of January each year; or at a subsequent Meeting, the date of which is fixed by the Historic Preservation Commission at the first Regular Meeting after the First day of January each year or at a subsequent meeting.

SPEAKERS: None
 ACTION: Highland – President; Matsuda – Vice President
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

D. 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.

7. [2017-003989COA](#) (R. SALGADO: (415) 575-9101)
1231 FULTON STREET – located on the south side of Fulton Street between Scott Street and Divisadero Street, Assessor’s Block 1181, Lot 025 (District 5). Request for a **Certificate of Appropriateness** for the removal of a limited amount of stucco cladding at the ground floor bay of the Fulton Street facade in connection with the creation of two new window openings and the enlargement of one existing window opening. The project also includes modifications to window and door openings at the visible secondary west elevation at the ground floor; installation of new windows in the existing openings at the rear elevation at the ground floor; the installation of new furnace vents on the roof; the installation of landscaping at the front, side, and rear yards; and interior alterations at all levels of the building. All of the proposed work is in connection with the addition of two new accessory dwelling units at the ground floor of the building in a portion of the building currently serving as storage and recreational space. The subject property is located within the Article 10 Alamo Square Landmark District, and is located within an RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 MOTION: [0365](#)

E. REGULAR CALENDAR

8. [2018-015471CRV](#) (D. LANDIS: (415) 575-9118)
FY 2019-2021 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – An **informational presentation** of the Department’s proposed revenue and expenditure budget in FY 2019-2020 and FY2020-2021, including grants, capital budget requests, and staffing changes; high-level work program activities for the department in FY 2019-2020 and FY2020-2021; and proposed dates where budget items will be discussed during the budget process.
Preliminary Recommendation: None - Informational

SPEAKERS: = John Rahaim – Project introduction
 + Deborah Landis – Budget presentation
 + Tim Frye – Preservation budget
 ACTION: Reviewed and Commented

9. [2017-008875COA](#) (R. SALGADO: (415) 575-9101)
920 NORTH POINT STREET – located at North Point Street between Polk Street and Larkin Street, Assessor’s Block 0452, Lot 002 (District 2). Request for a **Certificate of Appropriateness** for alterations to the existing illuminated Ghirardelli sign spanning the roofs of the Mustard and Cocoa Buildings within Ghirardelli Square. The proposed alterations include replacing the sign with a new sign matching the dimensions,

appearance, and illumination of the existing sign. At a future hearing, the Planning Commission will consider a request for a Conditional Use Authorization to designate the existing sign as a Vintage Sign. The subject property is San Francisco Landmark No. 30, and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Approve with conditions

SPEAKERS: = Rebecca Salgado – Staff report
 + Josh Callahan – Project presentation
 + Elisa Skaggs – Project presentation
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 RECUSED: Wolfram
 MOTION: [0366](#)

10. [2018-017223DES](#) (D. SMITH: (415) 575-9093)
[2851-2861 24TH STREET](#) – Consideration to Initiate **Landmark Designation** of The Galería de la Raza/Studio 24 Building, located at the southwest corner of 24th and Bryant Streets, Assessor’s Parcel No. Block 4268, Lot 001 (District 9), as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The Galería de la Raza/Studio 24 Building is significant for its association with the Chicana/o Movement and Latina/o art history of the 20th century. For almost half a century, it was home to one of the first Chicano/Latino cultural organizations established in the United States and was among the earliest professional galleries available to Latina/o artists. The property is also significant for its association with suburban expansion and commercial development in San Francisco’s Mission District during the second half of the nineteenth century and is a rare example of a neighborhood mixed-use storefront building of the period, featuring Italianate, Stick/Eastlake, and Edwardian design elements. The property was added to the Landmark Designation Work Program on August 17, 2016. It is located in an NCT (24th Mission Neighborhood Commercial Transit) Zoning district and 55-X Height and Bulk district.

Preliminary Recommendation: Approve

SPEAKERS: = Desiree Smith – Staff report
 + Carolina Morales, Aide to Sup. Ronen – Cultural asset
 + Brooke Oliver – Initiate today
 + Maya Paredes Hernandez – Cultural resource, mural
 + Serafin Riley Hernandez – Cultural resource
 + Leticia Hernandez – Cultural resource, gentrification
 + Olga Talamante – Beacon of light
 + Speaker – Support
 - Steven MacDonald – Owner representative, request for continuance
 - Rose Chen – Owner is opposed
 - Wen Fong – Opposition
 - Wong Mery – Opposition
 + Ivette Diaz – Contribution to the Art World
 + Eric Arguello – Historic asset
 + Vicky Castro – Chicano movement

- + Wendy Bardsley – Support
- + Norman Mattox – Support
- + Marilyn Duran – Cultural resource
- + Oscar Grande – Initiate landmark designation
- + Lorraine Garcia-Nakata – Support
- + John Leanos – Chicano Art
- + Stella Adelman – Support
- + Sarah Guerra – Support, artist mecca locally, nationally and internationally
- + Debbie Horn – Visual Art
- + Mike Buhler - Support
- + Stephen Torres – Fire, homophobic acts
- + Sunny Angulo – Support
- + Ani Rivera – Examples of art

ACTION: Initiated
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1015](#)

- 11a. [2019-000267LBR](#) (S. CALTAGIRONE: (415) 558-6625)
56 GOLD STREET – located between Montgomery and Sansome streets in the Jackson Square neighborhood. Assessor’s Block 0175, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. BIX Restaurant is a supper club-style restaurant that has served San Francisco for 31 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 located within a C-2 (Community Business) Zoning District and within 65-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Speaker – Support of Supply Master
 + Speaker – Support of BIX Restaurant
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1016

- 11b. [2019-000269LBR](#) (S. CALTAGIRONE: (415) 558-6625)
521 CLEMENT STREET – located between 6th and 7th avenues in the Inner Richmond neighborhood. Assessor’s Block 1438, Lot 038 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Schubert’s Bakery is a family-owned bakery that has served San Francisco for 106 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 located within the Inner Clement NCD (Inner Clement Neighborhood Commercial) Zoning District and within 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, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1017

- 11c. [2019-000316LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2050 MCKINNON AVENUE – located between Interstate 280 and Rankin Street in the Bayview neighborhood. Assessor’s Block 5287, Lot 002 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Supply Master is a wholesale food service paper supply product distributor that has served San Francisco for 36 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 located within a PDR-2 (Production, Distribution, and Repair) Zoning District and within 65-J Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 11a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1018

12. [2018-0026500TH](#) (S. CALTAGIRONE: (415) 558-6625)
LEGACY BUSINESS REGISTRY SEMI-ANNUAL REPORT – An **informational presentation** of the Legacy Business Program Semi-Annual Report for April through September 2018. The report summarizes activities of the Legacy Business Program, including the following: major accomplishments, business assistance services, Legacy Business Historic Preservation Fund, marketing and promotions and major upcoming activities.

Preliminary Recommendation: None - Informational

SPEAKERS: =Shelley Caltagirone – Staff introduction
 + Richard Carrillo – Legacy business registry presentation
 ACTION: None - Informational

ADJOURNMENT 3:47 PM
 ADOPTED FEBRUARY 20, 2019

**SAN FRANCISCO
PLANNING COMMISSION
AND
HISTORIC PRESERVATION COMMISSION**



Meeting Minutes

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

**Thursday, January 24, 2019
10:00 a.m.
Special Meeting**

PLANNING COMMISSION

COMMISSIONERS PRESENT: Fong, Hillis, Johnson, Melgar, Moore, Richards

COMMISSIONERS ABSENT: Koppel

HISTORIC PRESERVATION COMMISSION

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 10:07 AM

STAFF IN ATTENDANCE: Allison Vanderslice, Lisa Gibson, Maia Small, Tim Frye – Preservation Officer, John Rahaim – Director of 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. SPECIAL CALENDAR

1. **COMMUNICATION BETWEEN COMMISSIONS** - Department staff will give a short presentation on the current CEQA review process for known and potential cultural resources. The Commissioners will discuss more broadly how the Historic Preservation Commission and the Planning Commission can

communicate more effectively regarding its review of CEQA documents, including the HPC's review of preservation alternatives. The Commissioners may also discuss more broadly how the Historic Preservation Commission and the Planning Commission can communicate more effectively.

Preliminary Recommendation: None - Informational

SPEAKERS: = Tim Frye – Staff introductions
= Allison Vanderslice – Staff presentation
= Lisa Gibson – Response to questions, presentation alternatives, feasibility analyses
= Georgia Schuttish – CatEx rankings
ACTION: Reviewed and Commented

2. **RETAINED ELEMENTS POLICY** - Department staff will provide a presentation on a draft special topics design guidelines document regarding the retention and incorporation of existing building elements into a new development. The Commissioners may also discuss more broadly how the Historic Preservation Commission and the Planning Commission can communicate more effectively regarding design review.

Preliminary Recommendation: None - Informational

SPEAKERS: = Tim Frye – Retained elements policy background
= Maia Small – Retained elements policy
+ Georgia Schuttish – Support
= Courtney Damkroger – Heritage
ACTION: Reviewed and Commented

ADJOURNMENT 12:43 PM
ADOPTED FEBRUARY 20, 2019

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 6, 2019

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Black, Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:33 AM

STAFF IN ATTENDANCE: Rebecca Salgado, Jonathan Vimr, 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. COMMITTEE MATTERS

* Election of a Committee Chair

SPEAKERS: None

ACTIONS: Committee Chair – Jonathan Pearlman
 AYES: Black, Hyland, Pearlman

1. Committee Comments & Questions

Commissioner Hyland:

Well I was just going to update, and I will do this at the full commission hearing as well. But, one of the outcomes of our joint hearing is that the draft EIR scoping of the alternatives will be coming before the full commission as opposed to the ARC going forward or that's one of the ideas that will be proposed.

Commissioner Pearlman:

I think that will be appropriate. Great.

Jonas P. Ionin, Secretary:

And if I can add to that, much earlier in the process the Historic Preservation Commission can then establish clear expectations for the project sponsor prior to bringing it back for the review of the alternatives.

Commissioner Pearlman:

Right. Great thank you. Okay.

B. REGULAR

2. [2018-016789COA](#) (R. SALGADO: (415) 575-9101)
900 NORTH POINT STREET – located at North Point Street between Polk Street and Larkin Street, Assessor's Block 0452, Lot 002 (District 2). **Review and Comment** before the Architectural Review Committee for alterations to the existing non-historic Restroom Building within Ghirardelli Square. The proposed alterations include modifying the configuration of the space to include a single ADA/Family restroom and a retail space within the existing building's footprint. Portions of the existing south and east walls will be removed and replaced with an entry alcove for the new restrooms and display windows for the new retail space. The subject property is San Francisco Landmark No. 30 and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Rebecca Salgado – Staff presentation
 + Josh Callahan – Project presentation
 + Dennis O'Kelly – Design presentation

ACTION: Reviewed and Commented

ARC COMMENTS

1. **Overall Form and Continuity.** The form of the building, consisting roughly of two offset rectangles in plan with a projecting bay at the larger rectangle, is compatible with the form of contributing buildings within the landmark site, especially the adjacent 1960s-era buildings, which have more complex footprints and forms than the generally rectangular Ghirardelli-era factory buildings. The

new building's simple, flat roof will reference the more prominent flat roof of the adjacent North Plaza Pavilion, while also setting it apart from the Wurster Building that it is physically connected to, which has a hip-roof perimeter clad with terra cotta tiles. The differentiation between these two roofs will allow the new building to read as a later addition to the landmark site, avoiding a sense of false historicism.

- Staff believed that the proposed work appears to be compatible with the overall form and continuity of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.

2. **Scale & Proportion.** The existing landmark site contains buildings ranging in height from one story to four stories. The new construction will be located at the northern end of the landmark site. The contributing buildings adjacent to the proposed project, including the Wurster Building and the

North Plaza Pavilion are one story tall at the plaza level. The proposed one-story, mixed-use building is therefore in keeping with the surrounding context. The building's overall height will sit below that of the adjacent landmark buildings, although the new building is proposed to maintain the existing Restroom Building's relationship to the Wurster Building's roof, which has resulted in a disruption in the roofline at the contributing building. The footprint of the new construction will be smaller than the footprint of the adjacent contributing buildings, allowing it to appear subordinate to the adjacent contributing buildings. The building will be set slightly back from the covered walkway that runs between the new building and the North Plaza Pavilion, and this historic element will not be altered or obscured by the new construction.

- Generally, Staff found that the proposed scale and proportion of the new construction will be compatible with that of the landmark. However, in order to remedy rather than perpetuate an existing incompatible condition that exists at the Restroom Building where this building interacts with the Wurster Building, the Department recommended that the roofline of the new building be lowered or redesigned to allow the continuous line of the Wurster Building's roof eave to be restored and new terra cotta tiles to be installed where they had previously been removed. This action will also allow the new building to more strongly read as subordinate new construction at the south facade of the Wurster Building. This change would also allow the project to further meet the Secretary of the Interior's Standards by creating a more easily reversible condition should the structure be removed in the future.

At the February 6, 2019, meeting, the Architectural Review Committee concurred with staff's assessment that restoring the historic roof eave would bring the project further in line with the Secretary of the Interior's Standards. However, the Committee determined that due to the specific conditions of this project, restoring the historic roof eave of the Wurster Building would not

be the most feasible solution. The reasons the Committee gave against restoring the historic roof eave include the following:

- The roof and façade of the Wurster Building adjacent to the reconstructed building has also been altered, with clay tiles removed and brick façade cladding that is notably darker than the historic brick. This area will not be modified as part of the proposed work, so even if the Wurster Building's roof eave was restored at the area where work is proposed, it would still be located adjacent to a section where the building has been altered.
- The existing condition, with a portion of the Wurster Building's roof eave removed to accommodate the roof of an addition, has existed for several decades, and the proposed project would not make this condition more prominent or remove any additional historic fabric from the Wurster Building
- Since only a portion of the roof of the existing Restroom Building would be reconstructed as part of the proposed project, the modified building would end up with a roof with multiple levels in order to restore a portion of the Wurster Building's roof eave and clay-tile roof cladding, which would make the massing and appearance of this non-historic addition more prominent.

As an alternate solution, the Committee proposed that the reconstructed roof detail be slightly modified to have a stepped fascia referencing the historic fascia of the nearby North Plaza Pavilion building. This stepped fascia would provide a more gradual transition from the addition's roof to the Wurster Building's clay-tile roof and would also more closely reference the adjacent North Plaza Pavilion Building. The Committee also noted that this solution would also allow the reconstructed addition to more clearly read as a later addition to the historic Wurster Building and avoid creating a false sense of history.

3. **Fenestration.** The fenestration found at the existing landmark differs by the era in which each building was constructed. The 1960s-era modifications to the Ghirardelli Square site, including the Wurster Building and the North Plaza Pavilion that are adjacent to the proposed project, are characterized by having steel-frame and glass window walls. The proposed fenestration of the new construction will consist of aluminum-framed glazed display windows with a continuous horizontal mullion aligning with the top of the entrance door and even vertical mullion spacing that reference the character-defining fenestration of the 1960s-era buildings at Ghirardelli Square, especially the Pavilion buildings. The new fenestration will align with the finish, details, dimensions, and configuration of other storefronts installed in the landmark site to align with the *Ghirardelli Square Design Guidelines*. The Department believes that the project's overall fenestration is differentiated yet compatible with the adjacent landmark with regard to design, materials, and orientation.
 - Staff believed that the proposed work appears to be compatible with the fenestration found at the subject property. The Architectural Review

Committee concurred with staff's assessment at the February 6, 2019, meeting.

4. **Materials, Texture, & Details.** The materials associated with the 1960s-era modifications and new construction at Ghirardelli Square include red sand mold brick, metal storefronts, board-formed concrete, and cement plaster, according to the *Ghirardelli Square Design Guidelines*. The proposed materials of the new construction will be brick at the restroom and retail storage portions of the building, and metal storefronts at the retail portion topped with a horizontal metal band around the flat roof. The proposed materials for the new construction are generally compatible with the landmark site and align with the recommended materials in the design guidelines. In addition, the project will include the replacement of incompatible plantings in the existing historic planter attached to the new construction with plantings recommended in the *Ghirardelli Square Design Guidelines*, while maintaining the character-defining concrete walls of the planter. This will bring the planter into further conformance with the contributing landscape features of the landmark site.
 - Generally, the Department finds that the proposed materials of the new construction will be compatible with that of the landmark. However, in order to remedy rather than perpetuate an existing incompatible condition that exists at the Restroom Building, the Department recommends that the brick portions of the new construction utilize a brick that is closer in texture and finish to the sand-mold brick found at the Wurster Building, rather than using a brick matching the existing brick at the Restroom Building, which is different from the historic Wurster Building brick in both texture and finish, as proposed.

At the February 6, 2019, meeting, the Architectural Review Committee determined that, since the adjacent patch of non-historic brick cladding at the Wurster Building's façade would not be restored as part of the proposed work and portions of the existing Restroom Building's cladding will be retained as part of the proposed work, it would be best for the reconstructed addition to use brick matching the existing non-historic brick found at the Restroom Building, to allow for consistent cladding throughout at the addition.

3. [2018-014839COA](#) (J. VIMR: (415) 575-9109)
1 BUSH STREET – south side between Battery and Sansome Streets, Assessor's Block 0290, Lot 011 (District 3). **Review and Comment** before the Architectural Review Committee for a proposal to construct a 120-square-foot kiosk in a location above and outside of the property's sunken plaza. The subject property is San Francisco Landmark No. 183 and is located within a C-3-O (Downtown-Office) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Jonathan Vimr – Staff presentation
 +Cynthia – Project presentation
 + Justin Zucker – Project Sponsor

ACTION: Reviewed and Commented

ARC COMMENTS

1. **Overall Form and Continuity.** The kiosk itself will only occupy a 120-square-foot area and will be located entirely outside of the sunken plaza in a nook at the northwest corner of the lot. This portion of the property was previously occupied by a freestanding flower kiosk. Given this, Staff believed that the new construction would be clearly separated from the historic buildings and would result in no changes to the character of the plaza.
 - Staff believed that the proposed kiosk would be compatible with the overall form and continuity of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.
2. **Scale & Proportion.** The new construction will occupy a 120-square-foot area located at the northwestern corner of the property in an area previously occupied by a freestanding flower kiosk. The kiosk's overall height and massing would be substantially reduced from those of the historic buildings. New construction would appear subordinate to the Crown-Zellerbach tower while relating to its form.
 - Staff believed that the proposed kiosk would be compatible with the overall scale and proportion of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.
3. **Fenestration.** The facades of both the historic tower and pavilion consist of floor to ceiling curtain wall systems. While the alternatively perforated and glazed exterior of the proposed kiosk would not achieve the same levels of transparency, it would acknowledge and relate to this characteristic while also providing differentiation for the new kiosk. Generally, the Department believed that the project's overall fenestration would be differentiated yet compatible with the adjacent landmark with regard to design, materials, and orientation.
 - Staff believed that the proposed kiosk appears compatible with the overall fenestration patterns of the subject property. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019 meeting.
4. **Materials, Texture, & Details.** The exterior of the tower's primary massing consists of floor to ceiling aluminum framed glass curtain walls with dark green tinted spandrels, while the stair projects perpendicularly from the southern elevation and is clad with glass mosaic tile. The glazed office portion of the tower visually floats atop masonry clad pilotis and a deeply inset lobby. The similarly curtain-walled pavilion rests on a concrete base and is capped by a metal compression ring roof. As currently proposed, the new construction would largely be composed of metal, but perforated to acknowledge the ample transparency and lightness of the existing structures. This would be particularly expressed through the roll up door on the west (front) elevation, which consists of glass panels set within a metal frame and would continue to reflect this focus on transparency even when the kiosk is closed.
 - Staff believed that the proposed materials of the new construction were generally compatible with those of the subject property, but recommended that the synthetic wood slats used as accents on the north

and south (left and rear in project plans) elevations be composed of metal with a powder-coated finish matching the color of the tower's dark green spandrels. Staff stated that doing so would allow the new structure to more directly relate to and harmonize with the character of the property. Staff noted that although this synthetic wood is also proposed for the base of the café robot, said robot represents a use-related fixture and is distinct from concerns related to the design of the new structure. The Architectural Review Committee concurred with staff's assessment at the February 6, 2019, meeting.

ADJOURNMENT – 12:17 PM
ADOPTED MARCH 6, 2019

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 6, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:36 PM

STAFF IN ATTENDANCE: Deborah Landis, Diego Sanchez, Monica Giacomucci, Jonathan Vimr, Desiree Smith, Shelley Caltagirone, Tim Frye – Preservation Officer, John Rahaim – Planning Director, 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

Tim Frye, Preservation Officer:

Good afternoon, Commissioners. Tim Frye, department staff. Here to share a few items from your previous -- or previous hearings. One is, thank you for a very productive and interesting joint hearing with the Planning Commission. We are meeting internally and we expect to prepare a memo for both commissions to outline some of the formal responses to some of your questions or ideas that you pose, but also things we think we can achieve in the near future. So more on that soon. A couple items at the Full Board I wanted to mention to you. One is 22 Beaver Street received a positive recommendation from the Land Use Committee. Both Commissioner Richards was there and the property owner was there in support of the designation. That is moving to the full board this week. I believe for its a second read. Also, Supervisor Peskin is now chair of the Land Use Committee and has asked that the Sunshine School and the Roosevelt School be calendared. As you know, you've recommended approval to those schools along with Washington High School quite a while ago. Washington High School has not been agendaized yet. However, on February 11th, next Monday, we will be presenting on your behalf for the two remaining schools. And then finally at the Planning Commission last week, 3620 Buchanan Street, which was a conditional use to construct eight new units next to a -- I'm forgetting the landmark number now but the old Pacific Gas --

Commissioner Johns:

Gas Works.

Commissioner Pearlman:

PG&E.

Tim Frye, Preservation Officer:

Yes, thank you. The commission did have some questions about the HPC's deliberation and issuance of the C of A. Staff was present to discuss the thought process and the reasoning behind issuing the C of A. There were still a number of the members of the public, in particular residents from the neighboring building, that were protesting the construction on the site. However, the commission only had four members that were currently -- that were sitting during the hearing item, so all four members unanimously approved the issuance of the Conditional Use Authorization and that will move on through the process. And I'm happy to keep you posted if it's appealed or if anything else comes to fruition regarding that case. That concludes my comments unless you have questions. Thank you.

Commissioner Johns:

So, is that joint meeting we had with the Planning Commission -- is that the sort of thing for which minutes are prepared and they have to be approved or is that something that will be done differently?

Jonas P. Ionin, Commission Secretary:

Yes, that will be coming before you next week or I think your next hearing.

Commissioner Johns:

Okay thank you.

Commissioner Johnck:

Yes, on the schools Sunshine and Washington?

Tim Frye, Preservation Officer:

Sunshine and Roosevelt.

Commissioner Johnck:

And Roosevelt. Now didn't the school district oppose?

Tim Frye, Preservation Officer:

The school dis--

Commissioner Johnck:

Not Sunshine I don't think, but Roosevelt?

Tim Frye, Preservation Officer:

We did present to the full school board last year. At that time, they were not in support of the designations. However, since that time the school board has hired Dawn Kamalanathan, that used to be with Rec and Park, as their new Chief Facilities officer, replacing Dan Goldin who retired last year. We have not had an opportunity to brief her on the designations. But we hope to do so this month.

Commissioner Johnck:

Okay, but Supervisor Peskin is going ahead with at least the recommendation on Sunshine and Roosevelt.

Tim Frye, Preservation Officer:

Supervisor Peskin has scheduled them for the Land Use hearing, yes. For two and three, yeah.

C. COMMISSION MATTERS

- 2. President's Report and Announcements

None

- 4. Consideration of Adoption:

- [Draft Minutes for ARC December 19, 2018](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

5. Commission Comments & Questions

President Hyland:

We have one kind of announcement, one final farewell. Commissioner -- former President Wolfram will be here one more time and then the 60-day limit of his being able to carry over will have expired. So, we'd like to have some drinks to celebrate his 10 years.

Commissioner Matsuda:

Informal get together.

President Hyland:

An informal get together following our hearing next month. No, the 20th.

Commissioner Wolfram:

The 20th.

President Hyland:

So, I'm not sure if we have to notice that. I believe that we do, right?

Jonas P. Ionin, Commission Secretary:

Fantastic. We'll take care of it.

President Hyland:

But thank you, Commissioner Wolfram for a great 10 years. You'll be very missed.

Commissioner Wolfram:

Thank you. I appreciate that.

Commissioner Johns:

That's a 10-year tenure?

Commissioner Wolfram:

10-year tenure, that's right.

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.

6. 2018-003593COA (J. VIMR: (415) 575-9109)
906 BROADWAY – located on the north side between Mason and Taylor Streets; Lot 009 in Assessor's Block 0149 (District 3) - Request for a **Certificate of Appropriateness** to complete interior alterations including the installation of an egress stair near the northeastern corner of the first floor, and to install two new restrooms and glass partitions for conference rooms/classrooms in the basement. The subject property, Our Lady of Guadalupe, is City

Landmark No. 204 and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and the 40-X Height and Bulk District.

Preliminary Recommendation: Approval with Conditions

(Proposed Continuance to February 20, 2019)

SPEAKERS: + Charles Belossis - Support
 ACTION: Continued to February 20, 2019
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

E. REGULAR CALENDAR

7. [2018-015471CRV](#) (D. LANDIS: (415) 575-9118)
FY 2019-2021 PROPOSED DEPARTMENT BUDGET and WORK PROGRAM – Final review of the Department's **Revenue and Expenditure Budget** in FY 2019-2020 and FY2020-2021, including grants, capital budget requests, and proposed staffing; high-level work program activities for the Department; and proposed dates where budget items will be discussed during the budget process.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: + John Rahaim – Introduction
 + Deborah Landis – Budget presentation
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1019](#)

8. [2018-016400PCA](#) (D. SANCHEZ: (415) 575-9082)
ARTS ACTIVITIES AND NIGHTTIME ENTERTAINMENT USES IN HISTORIC BUILDINGS – **Planning Code Amendment** introduced by Supervisor Haney amending the Planning Code to allow Arts Activities and Nighttime Entertainment as Principally Permitted Uses in historic buildings in the RCD (Regional Commercial District) district; affirming the Planning Department's determination under the California Environmental Quality act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1, and adopting findings of public necessity, convenience, and general welfare under Planning Code Section 302.

Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Diego Sanchez – Staff report
 + Abigail Rivamonte Mesa, Chief Counsel Aide to Sup Haney – Proposed legislation
 = Monica Giacomucci – Staff report
 ACTION: Adopted a Recommendation for Approval with Modifications as amended by Staff
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1020](#)

9. [2018-008948DES](#) (D. SMITH: (415) 575-9093)
 906 BROADWAY– north side of Broadway between Taylor and Mason Streets, Assessor’s Parcel No. Block 0149, Lot 009 (District 3). Consideration to Recommend **Landmark Designation Amendment** of Our Lady of Guadalupe Church, San Francisco City Landmark No. 204, to the Board of Supervisors. Amend the landmark designation to include both the interior and exterior character defining features pursuant to Article 10, Section 1004(c) of the Planning Code. Our Lady of Guadalupe Church, both the exterior and interior, is significant for its association with the development of San Francisco’s Latino and Spanish-speaking communities from the late-nineteenth to the mid-twentieth century, for its architecture, and as the work of master architect, Shea & Lofquist, and master artist, Luigi Brusatori. It is located in an RM-2 (Residential-Mixed, Moderate Density) zoning district and 40-X Height and Bulk district.

Preliminary Recommendation: Approve

SPEAKERS: = Desiree Smith – Staff report
 + Juana Villegas – Requesting support
 + Henry Karnilowicz – Support
 + Gloria Diana Ramos – Gathering place and focus of life
 + Felix Ortiz – Support
 + Speaker – Owner support
 + Speaker – Activate the space

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

RESOLUTION: [1021](#)

10. [2017-012291DES](#) (D. SMITH: (415) 575-9093)
 2031 BUSH STREET – south side of Bush Street between Webster and Buchanan Streets, Assessor’s Parcel No. Block 0676, Lot 027 (District 5). Consideration to **Initiate Landmark Designation** of The Kinmon Gakuen Building as an individual Landmark pursuant to Article 10, Section 1004(c) of the Planning Code. The Kinmon Gakuen Building is significant for its association with the social, cultural, and educational enrichment of Japanese Americans in San Francisco during the twentieth century as the home of Japanese language and culture school, Kinmon Gakuen. It is also associated with the evacuation, relocation, and incarceration of U.S. citizens and residents of Japanese descent during World War II. Following President Franklin D. Roosevelt’s signing of Executive Order No. 9066, Kinmon Gakuen was forced to cease operations and its building was taken over by the federal government for use as a processing center where citizens and non-citizens of Japanese ancestry were required to report before they were incarcerated and relocated to concentration camps across the United States. The property is also significant for its association with community organizing and activism within the African American community during the twentieth century, as the home of the Booker T. Washington Community Center from 1942 to 1952. The building is also an excellent example of an educational building designed in the Mediterranean Revival style. It is located in an RM-3 (Residential-Mixed, Medium Density) zoning district and 40-X Height and Bulk district.

Preliminary Recommendation: Approval

SPEAKERS: = Desiree Smith – Staff report

+ Richard Hashimoto – Support
 + Henry Karnilowicz - Support
 ACTION: Initiated
 AYES: Black, Hyland, Johnck, Johns, Pearlman, Wolfram
 RECUSED: Matsuda
 RESOLUTION: [1022](#)

11. [2019-000639LBR](#) (S. CALTAGIRONE: (415) 558-6625)
369 WEST PORTAL AVENUE – located between 14th and 15th Avenues on the south side of West Portal Avenue in the West Portal neighborhood. Assessor’s Block 3012, Lot 016 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Armstrong Carpet and Linoleum Company is a family-owned flooring company that has served San Francisco for 73 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 located within an NCD (West Portal Avenue Neighborhood Commercial) Zoning District and within 26-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Liam Caldwell – Armstrong Carpet & Linoleum
 + Frances Lau – S&S Grocery
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1023

12. [2019-000701LBR](#) (S. CALTAGIRONE: (415) 558-6625)
5641 GEARY BOULEVARD – located between 20th and 21st avenues on the south side of Geary Boulevard in the Outer Richmond neighborhood. Assessor’s Block 1524, Lot 037 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New World Market is an international grocer, delicatessen, and meat market specializing in traditional Slavic and Central Asian food and beverages that has served San Francisco for 37 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 located within an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and within 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 11.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: 1024

13. [2019-000703LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1461 GRANT AVENUE – located between Union and Green streets on the west side of Grant Avenue in the North Beach neighborhood. Assessor’s Block 0116, Lot 002 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. S & S Grocery is a small family-run grocery and convenience store that has served San Francisco for 60 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 located within an NCD (North Beach Neighborhood Commercial) Zoning District and within a 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as Item 11.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: 1025
14. [2019-000705LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1300 STOCKTON STREET – located at the northeast corner of Stockton Street and Broadway on the border between North Beach and Chinatown. Assessor’s Block 0146, Lot 011 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Yuet Lee Restaurant is a family-run restaurant serving Cantonese cuisine that has served San Francisco for 42 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 located within the
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as Item 11.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: 1026
15. [2016-003351CWP](#) (C. FLORES: (415) 558-6473)
RACIAL & SOCIAL EQUITY PLAN – An **Informational Presentation** on the Department’s work to date on the Racial & Social Equity Initiative with a focus on the draft Phase I Racial & Social Equity Action Plan. The overall Plan will contain goals, objectives and specific actions the Department will undertake to advance racial and social equity (1) internally as a workplace and (2) externally through our plans, policies and implementation. Over thirty City Departments are undertaking similar efforts and participating in the Government Alliance on Race and Equity under San Francisco’s Human Right Commission leadership.
Preliminary Recommendation: None—Informational

SPEAKERS: = Claudia Flores – Staff presentation
= Desiree Smith – Framework and components
ACTION: None - Informational

16. 2015-0071810TH (D. SMITH: (415) 575-9093; S. CALTAGIRONE: (415) 558-6625)
LANDMARK DESIGNATION AND CULTURAL HERITAGE WORK PROGRAM QUARTERLY REPORT – Discussion of the HPC’s Landmark Designation Work Program and the Cultural Heritage Work Program.
Preliminary Recommendation: None—Informational

SPEAKERS: = Desiree Smith – Staff presentation
= Shelley Caltagirone – Staff presentation
ACTION: Reviewed and Commented

ADJOURNMENT - 3:09 PM
ADOPTED FEBRUARY 20, 2019

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 20, 2019
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Shelley Caltagirone, Pilar LaValley, Tim Frye – Preservation Officer, Jeff Joslin, 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: Tilia Smith – Treasure Island property

B. DEPARTMENT MATTERS

1. Director's Announcements

Tim Frye, Preservation Officer:

Good afternoon, Commissioners. Tim Frye, department staff. Nothing to report under director's announcements other than please visit the Planning Department's new website. If you haven't noticed, the website has been completely revamped including a new historic preservation section. Still working out some of the bugs. But please let us know your thoughts on usability and function. And that concludes my report.

President Hyland:

I did.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Officer:**

Good afternoon, Commissioners. Tim Frye, department staff. Just a few things to share with you. One is, at last week's Planning Commission hearing, there was an appeal heard of the CEQA document related to the Hearst building. As you know, or you've probably read, the Hearst building is -- it's being proposed to be converted to a hotel and there's a four-story vertical addition proposed towards the rear. The project sponsor is seeking federal rehabilitation tax credits for the project. And the project also requires the major permit to alter to be issued by this body. The appellant raised concerns over conformance with the Secretary of Interior Standards. However, after a short back and forth and the fact that the SHPO is in general concurrence with the project as proposed and being in conformance with the standards. And it's the department's reading that it also is in conformance with the standards and will be before this commission shortly, that the CEQA appeal was without merit given that a project that conforms with the standards is not found to have an impact to historic resources for the purposes of CEQA. So, the appeal was denied, and the project now continues on its path for entitlement. So, you will be seeing that project shortly. And it will make its way back to the commission, the Planning Commission. Two other items to report. One is your Landmark recommendation to designate the interior of our Lady of Guadalupe was transmitted to the clerk and we anticipate that will be scheduled at the board shortly. And the proposed designation for Sunshine School and Roosevelt Middle School are scheduled for the full board next week on the 26th of February. And I'll report back once those items are heard. That concludes my comments unless you have any questions. Thank you.

Commissioner Matsuda:

Should we be attending that board meeting about Roosevelt and Sunshine School?

Tim Frye, Preservation Officer:

That's a great question. The Land Use Committee hearing has already been heard so I don't believe there will be any public comment. However, you are welcome to attend with us. We will be sitting in the audience in case some questions come up. But we believe those questions will be directed directly from the board President.

Commissioner Matsuda:

Okay. Good.

President Hyland:

I have a question for you on the Hearst Building. Seeing that it meets the standards, and everyone is in concurrence with that. It's coming before us for a C of A because it's an Article 10 or 11 or both. That's correct, right?

Tim Frye, Preservation Officer:

Yes.

President Hyland:

Now, if it wasn't an Article 10 or 11 property, the only reason it would come before us because it didn't meet the standards and therefore that would require an EIR?

Tim Frye, Preservation Officer:

That is correct.

President Hyland:

Okay. Is this project requiring an EIR for any other –

Tim Frye, Preservation Officer:

Not to my knowledge. I believe the CEQA document that was appealed was a mitigated negative declaration which has a fairly low bar. But those are appealed directly to the Planning Commission and the Planning Commission felt that the neg dec was sufficient.

President Hyland:

Okay. So, this would be -- if this project were not in an article 10 or 11, this would be an exact type of project that I would be curious on how many in the city have fallen into this category.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

I do have an announcement. President Wolfram, after ten years of being here, we wanted to extend our sincere appreciation and we've gotten you a Certificate of Appreciation.

Commissioner Wolfram:

Oh, thank you.

President Hyland:

For your outstanding leadership on the San Francisco Historic Preservation Commission from 2009 to 2019 and your commitment to preserving the historically and culturally significant heritage of San Francisco. We thank you for your time and you'll be sorely missed but we wish you well.

Commissioner Wolfram:

Thank you. I'm very moved.

4. Consideration of Adoption:
- [Draft Minutes for ARC January 16, 2019](#)
 - [Draft Minutes for HPC January 16, 2019](#)
 - [Draft Minutes for January 24, 2019 – Joint with CPC](#)
 - [Draft Minutes for HPC February 6, 2019](#)

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

5. 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.

6. 2018-003593COA (J. VIMR: (415) 575-9109)
906 BROADWAY – located on the north side between Mason and Taylor Streets; Lot 009 in Assessor’s Block 0149 (District 3) - Request for a **Certificate of Appropriateness** to complete interior alterations including the removal of 205 square feet of non-historic flooring to allow for the installation of an egress stair in a storage room at the northeastern corner of the first floor, and to install two new restrooms and glass partitions for conference rooms/classrooms in the basement. The storage room is completely out of view from within the main sanctuary space and does not contain any known character-defining features. The subject property, Our Lady of Guadalupe, is City Landmark No. 204 and is located within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearing on February 6, 2019)
(Proposed Continuance to March 6, 2019)

SPEAKERS: None
 ACTION: Continued to March 6, 2019
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck

E. REGULAR CALENDAR

- 7a. [2019-001299LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3639 18th STREET – located on the south side of 18th Street Dolores and Guerrero Streets in the Mission neighborhood. Assessor’s Block 3587, Lot 073 (District 8). Additional location at 550 DIVISADERO STREET (Assessor’s Block 1203, Lot 037). Consideration of adoption of a

resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Bi-Rite is a full-service grocery store that has served San Francisco for 79 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 located within a NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Connie Cong – Mon Sing Noodle Co.
 + Ginger Kong – Mon Sing Noodle Co.
 + Amy Morris – Make Out Room

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck

RESOLUTION: 1027

- 7b. [2019-001334LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2210 FILLMORE STREET – located on the east side of Fillmore between Clay and Sacramento streets in the Pacific Heights neighborhood. Assessor’s Block 0629, Lot 020 (District 2). Additional locations at 288 NOE STREET (Assessor’s Block 3561, Lot 014) and 1624 POWELL STREET (Assessor’s Block 0117, Lot 014). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. La Mediteranee is a restaurant serving Mediterranean cuisine that has served San Francisco for 40 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 located within the Upper Fillmore NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as 7a.

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck

RESOLUTION: 1028

- 7c. [2019-001335LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3725 BALBOA STREET – located on the south side of Balboa Street between 38th and 39th avenues in the Outer Richmond neighborhood. Assessor’s Block 1606, Lot 045 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Let’s Do Wash Coin Launderette is a self-service laundromat that has served San Francisco for 23 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 located within a NC-2 (Neighborhood Commercial, Small-Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 RESOLUTION: 1029

- 7d. [2019-001336LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3225 22ND STREET – located on the southeast corner of 22nd Street and Bartlett Street in the Mission neighborhood. Assessor’s Block 3636, Lot 048 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Make Out Room is a "21 and over" club featuring live music, DJs and special events that has served San Francisco for 23 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 located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 RESOLUTION: 1030

- 7e. [2019-001337LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1950 INNES AVENUE, #3 – located on the north side of Innes Avenue between Selby Street and the Caltrain right-of-way in the Bayview neighborhood. Assessor’s Block 5250, Lot 005 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Mon Sing Noodle Company is an artisanal family-owned noodle shop that has served San Francisco for 87 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 located within a PDR (Production, Distribution, and Repair) Zoning District and 80-E Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck
RESOLUTION: 1031

8. [2016-013156SRV](#) (P. LAVALLEY: (415) 575-9084)
CITYWIDE CULTURAL RESOURCES SURVEY – Informational Presentation regarding the Citywide Cultural Resources Survey. Planning Department staff will present an overview of the Citywide Cultural Resources Survey, including: survey methodology; outreach plan; Arches data collection and data management platform; survey phasing; and, information on survey staffing and budget.

Preliminary Recommendation: None - Informational

SPEAKERS: = Pilar LaValley – Staff presentation
= Dennis Richards – SB50
= Gigi Platt – Chinatown survey
ACTION: Reviewed and Commented

ADJOURNMENT – 2:18 PM
ADOPTED MARCH 6, 2019

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, March 6, 2019

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Black, Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:30 AM

STAFF IN ATTENDANCE: Rebecca Salgado, Shannon Ferguson, 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. COMMITTEE MATTERS

1. Committee Comments & Questions

None

B. REGULAR

2. [2015-009783PTA](#) (R. SALGADO: (415) 575-9101)
220 BATTERY STREET – located at the southeast corner of Battery Street and Halleck Street, Assessor’s Block 0237, Lot 013 (District 3). **Review and Comment** before the Architectural Review Committee for the construction of a four-story rooftop addition at the existing two-story subject property. The subject property is located within the Article 11 Front-California Conservation District, a C-3-0 (Downtown-Office) Zoning District and 300-S Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Rebecca Salgado – Staff report
 + Speaker – Project presentation
 + Speaker – Project presentation
 ACTION: Reviewed and Commented

ARC COMMENTS

1. **Composition and Massing.** The existing building fills the entire lot, with no setbacks. The proposed addition extends to the lot edges at the street-facing facades, aligning with the pattern of development found throughout the district. The district contains buildings with heights ranging from one to 11 stories, and is characterized as having a varied streetwall height. The addition will extend the height of the existing property from two stories to six stories, for a total height of 76’-8”. Although the building will become significantly taller, it will still be shorter than the adjacent buildings in the district, including 260 California Street (11 stories) and 244-256 California Street (7 stories). The buildings in the district have a prevailing pattern of two- and three-part vertical compositions. The proposed project treats the existing building as the base of the composition, with the multistory addition becoming the second part of a two-part vertical composition.
 - At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff’s assessment that the composition and massing of the proposed project will generally be compatible with that of the subject building and the surrounding district. However, in order to more strongly relate the new addition to the characteristics of the district, Staff recommended that a more prominent termination detail be added at the roofline of the addition. The Architectural Review Committee further noted that the cornice element could have a contemporary language.
2. **Scale.** The proposed addition has window bays aligning with the window bays found at the existing building, and the windows in each bay have a tripartite arrangement that also aligns with the rhythm and proportion of the existing windows found at the Battery Street facade. Spandrel glass panels in the new addition’s window bays reference the decorative metal spandrel panels located at the existing building’s bays between the first and second floors. The

new windows employ both vertical and horizontal mullions to allow the scale of glazing areas to be compatible with the glazing areas of neighboring buildings in the district.

- At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the proposed work appears to be compatible with the overall scale of the subject building and the surrounding district.

3. **Materials and Colors.** The existing two-story building is clad with light-colored travertine panels that likely date from the building's redesign in the mid-20th century. The addition is proposed to be clad with scored stucco with a texture and finish that references terra cotta cladding. This aligns with the preferred surface materials for the district. The proposal does not have a final finish selection, but the indicated potential finishes range from a dark orange to a lighter gray color. The new fenestration is proposed to have either a dark bronze or black finish.

- At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the proposed stucco cladding was not compatible with the materials and colors of the subject building and the surrounding district. Members of the committee recommended a few different options for cladding at the building that would still be affordable, including a terra-cotta rain-screen system or a brick veneer such as Brick-It. Members of the committee also recommended reviewing the details of a previously approved, as-yet-unbuilt project at 88 Broadway (Planning Department Project No. 2016- 007850COA) as well as another newer building at 788 Minna Street for possible inspiration.

In order to more strongly relate the new addition to the light-colored travertine cladding of the existing building, Staff recommended that a lighter finish found in the district be proposed for the addition's cladding. The Architectural Review Committee recommended that the finish of the cladding on the addition be closer to the finish of the historic brick at the neighboring building at 260 California Street, rather than trying to more closely match the finish of the travertine found at the existing building at 220 Battery Street.

4. **Detailing and Ornamentation.** The existing building at the subject property has travertine cladding with multilite aluminum windows/storefronts accented by paneled metal spandrels between the first and second floors. The proposed materials of the new addition include scored stucco cladding, aluminum multilite windows, and spandrel glass panels with a ceramic frit to reference the paneled metal spandrels found at the existing building. The interstitial space between the existing building's roof and the new rooftop addition is proposed to be clad with a decorative metal fascia.

- At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the detailing and ornamentation of the proposed project will generally be compatible with that of the subject building and the surrounding district. However, in order to more closely relate the new addition's detailing to the detailing found throughout the district, Staff recommended that the glass spandrel panels be changed to decorative metal panels or be otherwise detailed in a way that is more compatible with the district. One potential alternative proposed by the Architectural Review Committee would be to use a set-in brick at the spandrels to still preserve the vertical emphasis of the proposed design.
- At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's assessment that the proposed window recesses do not appear strong enough to be compatible with the subject property and the surrounding district. Staff recommended that the new cladding material return on the window openings. The Architectural Review Committee also recommended that windows have a "punched opening" appearance overall.
- At the March 6, 2019, meeting, the Architectural Review Committee concurred with Staff's recommendation that the detailing of the interstitial space be further developed to make this element a more integrated part of the overall design. The Architectural Review Committee recommended considering a protruding string course at the interstitial space that referred to the string course of the neighboring building at 260 California Street.

3. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)
 1470-1474 MCALLISTER STREET – north side between Scott and Pierce Streets. Assessor's Block 0776, Lot 045 (District 5). **Review and Comment** before the Architectural Review Committee for work proposed to abate Planning Enforcement Case No. 2017-015635ENF, addressing work completed without a Certificate of Appropriateness and proposed expansion of a penthouse and addition of a roof deck. Construction of the property was approved by the Historic Preservation Commission in 2012 in Case No. 2012.0874A, Motion No. 0182 and construction was completed in 2016. The property is located in the Article 10 Alamo Square Landmark District and is within a RM-1 (Residential, Mixed, Low-Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Shannon Ferguson – Staff report
 + Andrew Junius – Project presentation

ACTION: Review and Comment

ARC COMMENTS

1. **Front façade bay windows:** As approved by HPC the square projecting bays were to have windows that wrapped around the building corner. As built, the

square projecting bays have large windows at the front and windows at the side. Project sponsors have indicated that necessary structural elements at the building corner did not allow for the windows to wrap around the side of the bay as originally approved by HPC.

- The Architectural Review Committee concurred with staff's assessment at the March 6, 2019 meeting that the elements, articulation, and proportions of the square bays are in keeping with the traditional bays and character of historic building forms found in the Victorian and Edwardian buildings in Alamo Square. The bays are still predominately composed of glazing, which is consistent with the composition of the projecting bays found in the surrounding historic buildings.
2. **Rear Balconies:** Angled balconies with wood railings were approved by HPC. As built, the rear elevation is composed of rectangular balconies with large areas of glazing and glass railings. The rear elevation is slightly visible due to the adjacent surface parking lot.
 - The Architectural Review Committee concurred with staff's assessment at the March 6, 2019 meeting that the rectangular profile of the balconies and use of glass railings compatible despite its slight visibility.
 3. **Roof Cornice:** The building currently does not have a cornice, which is incompatible with the intense ornamentation found in the district.
 - The Architectural Review Committee concurred with staff's assessment that the profile of the cornice should be strengthened and to look to the neighboring building for guidance for common characteristics, such as height, projection, and profile and recommends that a section detail of the cornice element be submitted for final design review.
 4. **Window Trim:** The building currently employs no ornamentation, which is incompatible with the highly ornamented wood facades of the district.
 - The Architectural Review Committee concurred with staff's assessment and recommended the profile of the window trim millwork be strengthened and to look to the neighboring building for guidance.
 5. **Front Entry:** With its absence of columns, transom and sidelights, the current entry is incompatible with the district. Entries in the district are typically intensely ornamented, principally with wood.

- The Architectural Review Committee concurred with staff's assessment and recommended and recommended columns be installed as proposed. The Architectural Review Committee concurred with staff's assessment and recommended the installation of additional simple flat painted wood ornament in the area surrounding the paired glazed doors within the recessed entry to better relate to the character of the district. The Architectural Review Committee concurred with staff's assessment and recommended concrete steps. These changes would make the main entry more reflective, in terms of ornamentation and materials, of the historic entries found in the district.
6. **Utility Meter Screening:** Meters were required to be placed in the front yard set back by PG&E and are visible from the public right of way.
- The Architectural Review Committee concurred with staff's assessment and recommended metal screening be provided to minimize the visibility of the utility meters.
7. **Roof Penthouse:** Although not as tall, the penthouse as built is larger in overall size and in a different configuration than originally approved by HPC. Due to its orientation, configuration and angle of roof, now oriented east-west, the penthouse appears to have a heavier bulk and massing, and consequently adds a degree of visual clutter to the roof. Without sightline studies, it is unclear from elevation drawings if the constructed penthouse is visible from the street, however it shows prominently on plans. It is visible at the east elevation when viewed from across the adjacent surface parking lot.
- The Architectural Review Committee concurred with staff's assessment that while minimally visible above the side elevation facing the parking lot, the penthouse is substantially setback, is subordinate to the main volume of the building, and does not detract from the primary façade in manner that is compatible with district.
8. **Proposed Roof deck:** The proposed new roof deck railing is composed of glass with metal cap and is setback from front and side elevations to reduce visibility. It is unclear if the roof deck will be visible at the east elevation when viewed from across the adjacent parking lot.
- The Architectural Review Committee concurred with staff's assessment and recommended the roof deck and guardrails be set back from all edges of building to ensure no sight lines from street or neighboring properties. The project sponsor will provide additional information, such as sightline studies, regarding potential visibility of the proposed roof deck guardrail.

9. **Proposed Gate:** The proposed gate appears to be metal and approximately 6' tall.
 - The Architectural Review Committee concurred with staff's assessment and recommended the finish, materials and dimensions of the gate be called out on plans to better analyze its compatibility with the district.

ADJOURNMENT – 12:14 PM
ADOPTED APRIL 17, 2019

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, March 6, 2019
12:30 p.m.
Regular Meeting

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

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

STAFF IN ATTENDANCE: Rebecca Salgado, Jonathan Vimr, Veronica Flores, Shelley Caltagirone, Tim Frye – Preservation Officer, John Rahaim – Planning Director, 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****John Rahaim, Planning Director:**

Good afternoon Commissioners. First, just a congratulations to our three newly reappointed commissioners. Thank you for spending more time with us. We really appreciate it. All the work that you do for us so, thank you for that. Secondly, I just wanted to mention, you probably have heard that there are a number, I think the number is 200 bills in Sacramento right now dealing with housing issues of one sort or another. We're trying to sift through the ones that we think are most relevant. The most important we think, at this point, is the one put forward by Senator Wiener, which is SB50. Just want to call your attention to that next Thursday at the Planning Commission. We are having an informational hearing on that. Staff has done an analysis of the current version of that bill, which will be going out to the commission and the public on Friday. So, I'm happy to share that with you as well. It is very likely to change. Partly because there are provisions in the bill that are to be defined which are very clearly sort of still some gaps in the bill. But, at this point, we thought that it was important to bring it to the Planning Commission, have the hearing and then we are happy to kind of amend that analysis as it goes forward. So, we will share that with you this week. We're sifting through the other bills to see which ones we have the time to kind of do a similar analysis but there's literally at this point about 200 of them. So, we will hopefully some of those will kind of fall by the wayside as we move forward so we can narrow the field of what we'll have to do. But we'll share that current one with you. Thank you.

President Hyland:

So, a question for you Director Rahaim. On the analysis, first of all, can you or someone send the analysis to all of us? Can we actually have that on an email?

John Rahaim, Planning Director:

Sure, absolutely.

President Hyland:

Did the analysis include the Housing Accountability Act?

John Rahaim, Planning Director:

Yes, there's a concern – I think that has been expressed by a number of people about the relationship between this bill and the Housing Accountability Act. And the State Density Bonus, both of which are included.

President Hyland:

Great, thank you.

2. Review of Past Events at the Planning Commission, Staff Report and Announcements**Tim Frye, Preservation Officer:**

Commissioners, just a couple of items to share with you. One is the, at yesterday's Board hearing, both Sunshine and Roosevelt schools were passed again. That was the second reading. They'll be on there one more time and then they are off to the Mayor's Office for signature. We'll open keep you posted on that. Second is your Certificate of Appropriateness and the Categorical Exemption or uh excuse me, the Conditional Use Authorization and the Categorical Exemption for your project on Buchanan Street was appealed. And so, we will be reporting back to you on the outcome of that appeal once it's scheduled. That concludes my comments unless you have any questions.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for ARC Hearing on February 6, 2019](#)
- [Draft Minutes for HPC Hearing on February 20, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck

5. Commission Comments & Questions

Commissioner Johns:

I just wondered what -- remember when we had that joint meeting with the Planning Commission, and there were some things that, I think that we could have been doing to work little bit more effectively and efficiently with them. I just wondered, did we ever settled on a plan or procedure for changing our ways. And then know --

President Hyland:

Great question, I had the same question myself. And I believe there was a follow-up memo that's forthcoming? What's the status of it?

John Rahaim, Planning Director:

Yeah, we are working on a memo to that to make some suggestions about what that you two commissions can do and what procedures you might be able -- we can change and that you can change to kind of follow-up on those issues.

President Hyland:

Should we agendize it for conversation? Second hearing in April? Is that far enough?

Commissioner Johns:

Great.

President Hyland:

Okay. And then, add on to that, the item that we had last hearing on the Citywide Survey. Could we have an update on that as well?

Tim Frye, Preservation Officer:

Excuse me Commissioner. I'm sorry, what was the –

President Hyland:

The Citywide Survey? Is there an update on what the next steps based on our, the agenda - - it was an informational agenda item last hearing?

Tim Frye, Preservation Officer:

Yes, thank you for bringing that up. Commissioners, we are going to the Planning Commission at their April 4th hearing to give them the same overview presentation. We are already receiving some requests from Supervisors for briefings. So, I believe our next check in with you is at the end of the fiscal year. So, right around June, we were going to come back to you because that's right before we actually do our formal kickoff with the summer intern program and getting out into the field. Certainly, happy to schedule another informational hearing or another meeting if you feel it's necessary. But, we wanted to use the next several months in briefing the Supervisors and getting the Planning Commission up to speed before coming back to you with any other future recommendations.

Commissioner Matsuda:

Weren't we going to re-review the ordering which things are going to be surveyed?

President Hyland:

There's a whole host of comments that we had.

Tim Frye, Preservation Officer:

Yes.

President Hyland:

The end of the fiscal year might be too far out. You might want to target something in between.

Tim Frye, Preservation Officer:

Sure, we're happy to schedule something in the meantime.

President Hyland:

Okay, great thanks. And then I have one disclosure. I did meet with the project sponsor and the architect on the Seawall lots 323 and 324 to review the project.

D. REGULAR CALENDAR

- 6a. [2018-000619COA](#) (R. SALGADO: (415) 575-9101)
50-52 FAIR OAKS STREET – located at the west side of Fair Oaks Street between 21st Street and 22nd Street, Assessor's Block 3618, Lot 045 (District 8). Request for a **Certificate of**

Appropriateness for the removal of an existing two-story rear addition and the construction of a three-story rear addition visible from Quane Alley. The proposed project also includes the demolition of an existing garage and construction of a new garage in the rear yard, and modifications to the existing rear fence. The proposed project also includes the installation of a new window opening at the Fair Oaks Street facade, new skylights at the roof, and interior alterations at all levels. The subject property is located within the Article 10 Liberty-Hill Landmark District and is within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Approve

SPEAKERS: = Rebecca Salgado – Staff report
 + Jeff Agassos – Project presentation
 + Sean Braskin - Support

ACTION: Approved

AYES: Black, Hyland, Johns, Matsuda, Wolfram

ABSENT: Johnck

RECUSED: Pearlman

MOTION: [0367](#)

- 6b. [2018-000619VAR](#) (R. SALGADO: (415) 575-9101)
50-52 FAIR OAKS STREET – located at the west side of Fair Oaks Street between 21st Street and 22nd Street, Assessor’s Block 3618, Lot 045 (District 8). Request for a **Variance** to the rear yard requirement pursuant to Planning Code Section 134, for the demolition of an existing garage and construction of a new garage in the required rear yard. The subject property is located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Approve

SPEAKERS: Same as item 6a.

ACTION: Assistant ZA closed the PH and indicated an intent to Grant

7. [2017-003843COA](#) (R. SALGADO: (415) 575-9101)
809 MONTGOMERY STREET – located at the west side of Montgomery Street between Jackson Street and Pacific Avenue, Assessor’s Block 0176, Lot 005 (District 3). Request for a **Certificate of Appropriateness** for the construction of a one-story rooftop addition visible from a public right of way. The proposal also includes a horizontal addition at the rear of the lot, the replacement of non-historic windows and doors at the Montgomery Street façade with new windows and doors in the existing openings, and interior alterations at all floors. The subject property is located within the Article 10 Jackson Square Landmark District and is within a C-2 (Community Business) Zoning District and 65-A Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Rebecca Salgado – Staff report
 + Elisa Skaags – Project presentation
 + Speaker – Project presentation
 + Stan Hayes – TMD recommendations

ACTION: Approved with Conditions as amended to require the hip skylights and to continue working with Staff.
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 MOTION: [0368](#)

8. [2018-003593COA](#) (J. VIMR: (415) 575-9109)
906 BROADWAY – located on the north side between Mason and Taylor Streets; Lot 009 in Assessor’s Block 0149 (District 3) - Request for a **Certificate of Appropriateness** to complete interior alterations including the removal of 205 square feet of non-historic flooring to allow for the installation of an egress stair in a storage room at the northeastern corner of the first floor, and to install two new restrooms and glass partitions for conference rooms/classrooms in the basement. The storage room is completely out of view from within the main sanctuary space and does not contain any known character-defining features. The subject property, Our Lady of Guadalupe, is City Landmark No. 204 and is located within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions
 (Continued from Regular hearings of February 6, 2019 and February 20, 2019)

SPEAKERS: = Jonathan Vimr – Staff report
 + Jennois Croix – Project presentation
 + Charles Blozies – Project presentation
 + Gloria Ramos – Significance to Latino community
 + Maxie McCoy – Support
 + Michael Angelo Molina - Support
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 MOTION: [0369](#)

9. [2015-016326COA](#) (J. VIMR: (415) 575-9109)
SEAWALL LOTS 323 AND 324 – located at the north side of Broadway between The Embarcadero and Davis Street, Assessor’s Block 0138, Lot 001 and Assessor’s Block 0139/002 (District 3). Request for a **Certificate of Appropriateness** to demolish the existing parking lot and construct a new mixed-use development consisting of three components: an approximately 26,100 gross-square-foot (gsf) entertainment venue that would primarily house a theater space (dba “Teatro ZinZanni”); an approximately 112,700 gsf, four-story hotel building that would accommodate a maximum of 192 guestrooms; and an approximately 14,000 gsf privately financed and maintained public park. The proposal requires additional project entitlements that must be heard at a later date by the Planning Commission. The subject property is located within the Article 10 Northeast Waterfront Landmark District and is within a C-2 (Community Business) Zoning District, Waterfront Special Use District No. 3, and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jonathan Vimr – Staff report

+ Jay Wallace - Project presentation
 + Mark Hornberger – Project presentation
 = Randy Fry – Parking, hotel
 = Stan Hayes – Conflicts with General Plan
 + Timothy Reit – Support
 + Bob Harrer – Support
 + Debra Beaver Bauer – Support
 + Cynthia Gomez – Support
 + Jon Stewart – Support
 + Bill Hannon – Support
 + Ron Campbell – Support
 + Annie Jamison – Teatro Zinzanni
 + Speaker, Port - Origins
 + Aaron Goldman – Support
 - Speaker, KRON 4 - Parking

ACTION: Adopted Findings as amended by Staff and read into the record.
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 MOTION: [0370](#)

- 10a. [2018-016401PCA](#) (V. FLORES: (415) 575-9173)
ACCESSORY DWELLING UNITS IN NEW CONSTRUCTION – Ordinance amending the **Planning Code and Business and Tax Regulations Code** to authorize the addition of an Accessory Dwelling Unit in the construction of a new single-family home or multi-family building; clarifying the ministerial approval process and creating an expedited Board of Appeals process for certain Accessory Dwelling Units in single-family homes meeting specific requirements; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Veronica Flores – Staff report
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Johnck
 RESOLUTION: [1032](#)

- 10b. [2018-016401CRV](#) (V. FLORES: (415) 575-9173)
ACCESSORY DWELLING UNIT ARCHITECTURAL REVIEW STANDARDS – Commission Review for approving Architectural Review Standards for “No Waiver” Accessory Dwelling Units and to delegate to staff review of projects for compliance with those standards in properties listed in the California Register of Historic Places, and properties designated individually or as part of districts pursuant to Articles 10 or 11.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 10a.

ACTION: Reviewed and Commented

- 11a. [2019-001834LBR](#) (S. CALTAGIRONE: (415) 558-6625)
333 TURK STREET – located on the south side of Turk Street between Leavenworth and Hyde streets in the Downtown/Civic Center neighborhood. Assessor’s Block 0345, Lot 015 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Curry Senior Center is a non-profit service organization offering primary health care, substance abuse, mental health, and other social and community services to seniors that has served San Francisco for 46 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 located within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + David Knego – Curry Senior Center
 + Judy Siu – Curry Senior Center
 + David Kavrell – Jackson Fillmore Trattoria

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck

RESOLUTION: [1033](#)

- 11b. [2019-001835LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2506 FILLMORE STREET – located on the east side of Fillmore between Jackson and Pacific streets in the Pacific Heights neighborhood. Assessor’s Block 0588, Lot 012 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Jackson Fillmore Trattoria is an Italian restaurant that has served San Francisco for 34 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 located within the Upper Fillmore NCD (Neighborhood Commercial) 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, Hyland, Johns, Matsuda, Pearlman, Wolfram

ABSENT: Johnck

RESOLUTION: [1034](#)

ADJOURNMENT – 3:07 PM

ADOPTED MARCH 20, 2019

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, March 20, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:36 PM

STAFF IN ATTENDANCE: Chris Thomas, Frances McMillen, Rebecca Salgado, Seema Adina, Allison Vanderslice, Shelley Caltagirone, 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

SPEAKERS: Georgia Schuttish – Historic Survey, façade retention

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:

Good afternoon, Commissioners. Tim Frye, department staff. Just a few items to share with you, mainly, I give an update on some upcoming hearings. On April 11th, we will be presenting an overview of the Citywide Survey to the Planning Commission. Originally, we had proposed this to be at the April 4th hearing but due to some scheduling conflicts, it's been pushed to the April 11th. On April 15th, however, we will also be presenting an overview of the Citywide Survey to the Land Use Committee. Supervisor Peskin as the chair of that committee asked for that hearing to occur on April 15th and we will be presenting on your behalf on that date. And then on May 22nd we will be giving the Board of Appeals an overview of the Historic Preservation's Commission's review process around Certificates of Appropriateness and Major Permits to Alter. This largely came -- this request largely came about during the Pioneer Monument appeal and the Board of Appeals wanting a better understanding of how this commission operates and how you weigh certain decisions in terms of when they affect a character-defining feature and when they do not. So, more on that later but I did want to give you the heads up that the May 22nd calendar date has been scheduled. Another important event, tonight the department will be hosting a Mills Act workshop in the pending Russo Boulevard's district. And Commissioner Black will be attending with us to provide support to staff who will give an overview of the Mill's Act program should the district be interested in pursuing the program along with designation this upcoming year. And then we also provided -- or I'm not sure, I'll check with the Commission's Secretary. We asked for the order addressing the Julius Castle superior court decision from the Friends of Montgomery Street versus the City and County Of San Francisco and Julius Castle, that brief to be distributed. As you see, their determination was that the plaintiffs had not exercised or exhausted their full due process under-- concerning the -- I'm totally blanking out here I'm sorry -- the CEQA appeal process and therefore, did not decide to take up the matter. Forgive me for that. And that concludes my comments unless you have any questions. I did want to mention one last thing is, our Lady of Guadalupe has been forwarded to the clerk and we are waiting for that item to be scheduled at Land Use shortly.

President Hyland:

Great. Mr. Frye, I was going to mention this in my president's report but, with regard to Citywide Survey, I'm glad to know that it's been agendized for Land Use. I wanted to bring up to the Commission, I'd like us to write a letter or for me to write a letter with our opinion that the Citywide Survey move forward with the quickest time frame. Remember when it was presented to us, there were, it was like six to seven years with the current staff load and it can get reduced to two and a half to three years. I would like us to actually put

in the record that we would like the Planning Commission and Land Use to endorse the quickest possible path for that. Is that ok?

Diane Matsuda:

Am I on? Were we also going to mention in that letter about the priorities that, the neighborhood priorities?

President Hyland:

I think that's a -- well, we can. We can certainly do that. It's part of the presentation and I think in the first year, there will be kind of looking at the priorities as they teeth that survey up.

Diane Matsuda:

And the rational why we –

President Hyland:

Right.

Diane Matsuda:

Okay.

Andrew Wolfram:

Sounds like a good idea.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for March 6, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

5. Commission Comments & Questions

President Hyland:

I have one disclosure. I met with the project sponsor on the Third Street Hearst Building project this morning.

Commissioner Pearlman:

I will disclose the same thing. I had a tour this morning of the fabulous building.

D. CONSENT CALENDAR

6. [2018-016242COA](#) (J. VIMR: (415) 575-9109)
1088 SANSOME STREET – located at the east side between Green and Vallejo Streets, Assessor’s Block 0135, Lot 009 (District 3). Request for a **Certificate of Appropriateness** to construct a roof deck along the eastern half of the subject property’s flat roof. The deck would include new flooring, planters, railings, and wooden trellises. No aspects of the proposed work would be visible from surrounding public rights-of-way, barring the top of potential plants within the planters. The subject property is located within a C-2 (Community Business) Zoning District, the Waterfront Special Use District No. 3, the Northeast Waterfront Special Sign District, and 65-X Height and Bulk District. It is contributory to the Northeast Waterfront Landmark District.
Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 MOTION: [0371](#)

E. REGULAR CALENDAR

7. [2014.0012E](#) (C. THOMAS: (415) 575-9036)
BETTER MARKET STREET – The Historic Preservation Commission will discuss the **DRAFT Environmental Impact Report (DEIR)** to frame their written comments on the adequacy of the DEIR, pursuant to the California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code. Project sponsor San Francisco Public Works, in coordination with the San Francisco Municipal Transportation Agency and the Citywide Planning Division, would redesign and provide a program of transportation, streetscape and infrastructure improvements within the project corridor, including changes to the roadway configuration and private vehicle access, traffic signals, surface transit (including Muni-only lanes, stop spacing and service, stop locations, stop characteristics, and a new bi-directional F Market & Wharves historic streetcar (F-Line) track loop (F-loop) on Charles J. Brenham Place and McAllister Street), bicycle facilities, pedestrian facilities, streetscapes, commercial and passenger loading, vehicular parking, and utilities. The proposed project would also partially restore, reconstruct, and realign the Path of Gold (City Landmark No. 200) light standards to accommodate a new overhead contact system to increase transit service along Market Street; remove or alter several streetscape features, including the red brick sidewalk and plazas, granite curbs, street trees, traffic signals and signage along the 2.2-mile corridor of Market Street from Steuart Street to Octavia Boulevard (District 3, District 5, and District 6), including portions of streets that intersect Market Street, four off-corridor intersections, the entirety of Charles J. Brenham Place, and a portion of Valencia Street between Market Street and McCoppin Street.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Chris Thomas – Staff presentation
 = Frances McMillen – Staff presentation

- + Ron Miguel – DEIR is complete and accurate
- + Ken Maley – Zuni Café
- = Charles Deffarges – Bicycle safety
- + Christine Olea, Proj. Mgr. Public Works – Market Street Bikes
- = Allison Vanderslice – Response to questions

ACTION: Reviewed and Commented

- 8a. [2016-007303PCA](#) (S. ADINA: (415) 575-8722)
5 THIRD STREET (HEARST BUILDING) – located on the east side between Market and Stevenson Streets, Assessor’s Block 3707, Lot 057 (District 6). Consideration of **Planning Code Text Amendments** to Planning Code Section 188 – Noncomplying Structures: Enlargements, Alterations and Reconstruction. The Historic Preservation Commission will consider a proposal from the Project Sponsor to adopt an Ordinance that would extend the expiration date of Section 188(g) to allow Terrace Infill on a noncomplying structure designated as a Significant Building under Article 11 of the Code and would amend the text to allow for rooftop infill along the primary building frontage if obscured from view by existing parapet walls.
Preliminary Recommendation: Adopt a Resolution Recommending Approval to the Planning Commission and Board of Supervisors.
 (Continued from Regular Hearing on December 5, 2018)

- SPEAKERS: = Rebecca Salgado – Staff report
 = Seema Adina – Staff report
 + Jan Smideck – Project presentation
 + Frederick Knapp – Resource presentation, proposed modification
 + Caroline Chase – Proposed legislation
 = Georgia Schuttish – Julia Morgan penthouse, San Simeon tile?
 = Allison Vanderslice – Mitigation measures

ACTION: Adopted a Resolution Recommending Approval

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

RESOLUTION: [1035](#)

- 8b. [2016-007303PTA](#) (R. SALGADO: (415) 575-9101)
5 THIRD STREET – located at the southeast corner of Market Street and 3rd Street, Assessor’s Block 3707, Lot 057 (District 6). Request for a **Major Permit to Alter** for alterations to the two existing buildings on the lot (5 3rd Street and 17-29 3rd Street) to accommodate a change in primary use from office to a hotel. Modifications would include changes to the historic entrance lobby and upper-floor corridors at 5 3rd Street; the installation of new and modified storefronts at both buildings on the lot; construction of a new raised roof deck on the fourth-floor roof of 17-29 3rd Street, to be accessed from converted window openings at 5 3rd Street; the demolition of select existing rooftop additions on the 13th-floor roof of 5 3rd Street; and the creation of new and modified rooftop additions at 5 3rd Street. The proposed project would result in an approximately 131,550 gross square foot building, with up to 170 hotel rooms, 5,920 square feet of office space, and 11,393 square feet of retail space, including 422 square feet of general retail, and 4,005 square feet of restaurant/bar uses. At a future hearing, the Planning Commission

will consider a request for a Conditional Use Authorization, Downtown Exception-309, and Planning Code Amendment for the project. The subject property is located within the Article 11 New Montgomery-Mission-2nd Street Conservation District and is within a C-3-O (Downtown-Office) Zoning District and 120-X Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

(Continued from Regular Hearing on December 5, 2018)

SPEAKERS: Same as item 8a.

ACTION: Approved with Conditions as amended to include:

1. An interpretive program; and
2. In the event the penthouse part of the project is reduced in scope, that the review be delegated to staff.

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

MOTION: [0372](#)

- 9a. [2019-002369LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1747 BUCHANAN STREET – located at the southwest corner of Sutter and Buchanan streets in the Japantown neighborhood. Assessor’s Block 0685, Lot 001 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Benkyodo Company is a Japanese confectionery facility and shop established in 1906 that has served San Francisco for 113 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 located within the Japantown NCD (Neighborhood Commercial) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Neil Ballard – Randy’s Place
 + Jennifer Wong – Picture Machine
 + Ben Nakajo – Benkyodo Company
 + Sandy Mori – Benkyodo Company
 + Nikki Yoshikawa – Benkyodo Company
 + Miguel Bustos – Glide Memorial

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

RECUSED: Matsuda

RESOLUTION: [1036](#)

- 9b. [2019-002396LBR](#) (S. CALTAGIRONE: (415) 558-6625)
330 ELLIS STREET – located on the north side of Ellis Street between Jones and Taylor streets in the Downtown/Civic Center neighborhood. Assessor’s Block 0324, Lot 027 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Board of Trustees of

the Glide Foundation is a benevolent and religious corporation that provides the local community with programs and services that range from feeding the homeless and providing shelter to hosting Sunday Celebrations that has served San Francisco for 90 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 located within a RC-4 (Residential-Commercial, High Density) Zoning District and 80-T-130-T Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: [1037](#)

- 9c. [2019-002399LBR](#) (S. CALTAGIRONE: (415) 558-6625)
5124 GEARY BOULEVARD – located on the north side of Geary Boulevard between 15th and 16th avenues in the Richmond neighborhood. Assessor’s Block 1447, Lot 020A (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Picture Machine Tattoo is a tattoo shop that has served San Francisco for 43 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 located within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: [1038](#)

- 9d. [2019-002404LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1101 OCEAN AVENUE – located on the southwest corner of Lee and Ocean avenues in the Ocean View neighborhood. Assessor’s Block 6944, Lot 001 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business Registry application. Randy’s Place is a bar that has served San Francisco for 44 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 located within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
ABSENT: Johns
RESOLUTION: [1039](#)

- 9e. [2019-002485LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[1400 JUDAH STREET](#) – located on the northwest corner of Judah Street and 19th Avenue in the Outer Sunset neighborhood. Assessor's Block 1774, Lot 021 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Wah Mei School is a community-based nonprofit Chinese-English bilingual school that has served San Francisco for 45 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 located within a RH-3 (Residential-House, Three Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
ABSENT: Johns
RESOLUTION: [1040](#)

ADJOURNMENT – 2:36 PM

ADOPTED APRIL 3, 2019

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, April 3, 2019
12:00 p.m.
Architectural Review Committee
Meeting

COMMISSIONERS PRESENT: Black, Pearlman
COMMISSIONER ABSENT: Hyland

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

STAFF IN ATTENDANCE: Julie Flynn, 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. COMMITTEE MATTERS

1. Committee Comments & Questions

None

B. REGULAR

2. [2016-014964CWP](#) (J. FLYNN: (415) 575-9057)
CIVIC CENTER COMMONS EXPLORATORIUM TEMPORARY ART PROJECT AT SFPL– The Project is located on the Larkin Street side of the SF Public Library Main Branch Building, on the building terrace and sidewalk area within the Civic Center Landmark District (District 6). **Review and Comment** by the Architectural Review Committee regarding the proposal to install a temporary interactive art installation at the site for one year. Designed by the Exploratorium in partnership with the SF Public Library, the project features columns with interactive exhibits about social psychology. Exhibits will invite people to connect with each other, confront biases, challenge conformity, practice generosity, and share stories. The installation is being designed in close collaboration with SFPL Program and Facilities staff.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Julie Flynn – Staff presentation
 + Sean Lawny – Exploratorium presentation
 + Steve Getter - Anchoring

ACTION: Reviewed and Commented

ARC COMMENTS

- **Appropriateness within the Civic Center Landmark District.** The project is temporary and will be in place for only one year and has been designed to be durable, and reversible. It would not destroy or damage any contributing elements within the Civic Center Landmark District: it does not impact the use or historical character of the property at 100 Larkin Street, nor does it remove or alter historic materials. The project would not change or impact deteriorated features, would not involve any chemical treatments, and would not impact any archeological resources.
 - The Architectural Review Committee concurred with staff's assessment at the April 3, 2019, meeting that the proposed project is appropriate within the Civic Center Landmark District.
- 1. **Form, scale, massing, and color palette.** The proposed project directly responds to the architectural form and scale of the Main Library Building in that each column is based on a 3x3 ft grid, echoing an architectural theme of the building and terrace. The sense of the massing, size, scale and proportion, as well as the visual weight of the subject building would be clearly retained. The uniform, bright color of the columns would create a clear differentiation between the temporary project and existing features. Finally, placement of columns is being carefully coordinated with both the Mayor's Office of Disability, internal accessibility staff at SFPL, as well as disability access coordinators at Public Works.
 - The Architectural Review Committee concurred with staff's assessment at the April 3, 2019, meeting that the proposed temporary project is compatible with the character-defining features of the subject site and the

Civic Center Landmark District in terms of form, scale, massing, and color palette

2. **Materials.** The proposed project is designed to be durable but reversible. The columns are created with a steel frame and will be reviewed by a structural engineer to assess any tipping risk. Further, the chairs mounted to the top of the columns are anchored firmly and will withstand wind. Columns will be anchored to the terrace with small bolts, and the project sponsor is developing a restoration plan with Architectural Resources Group - the restoration plan includes close color matching, so holes are not detectable after the exhibit is removed. Proposed ground treatments are also fully removeable and designed to withstand outdoor conditions and meet ADA requirements. The project team is working on adjustments to mitigate any risk of people attempting to climb the columns, as this may be a temptation. Sensitive elements (such as screens, or loose items that could blow away or be stolen) will be closed at night.
 - The Architectural Review Committee concurred with staff's assessment at the April 3, 2019 meeting that the proposed project is designed with suitably durable and reversible materials.

ADJOURNMENT 12:30 PM
ADOPTED MAY 15, 2019

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, April 3, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MATSUDA AT 12:35 PM

STAFF IN ATTENDANCE: Jonathan Vimr, Veronica Flores, Desiree Smith, Rebecca Salgado, Shelley Caltagirone, 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

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:

Commissioners, just two short updates. One is just the reminder of that we will be at the Planning Commission next week presenting on the Citywide Survey, which I mentioned at your last hearing. And then second, this week, Our Lady of Guadalupe Church was at Land Use Committee and received a positive recommendation to move to the full board.

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:
 - [Draft Minutes for HPC March 20, 2019](#)

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

4. Commission Comments & Questions

Commissioner Matsuda:

I think Commissioner Johns wanted to make a comment.

Commissioner Johns:

Although I am quite interested in all the matters before the Commission, I think I shall comment on only one. But you mustn't think I have come under the influence of Clarence Thomas.

D. 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.

6. [2018-014839COA](#) (J. VIMR: (415) 575-9109)
1 BUSH STREET – south side between Sansome, Battery, and Market Streets, Assessor's Block 0290, Lot 011 (District 3). Request for a **Certificate of Appropriateness** to authorize the construction of an approximately 158-square-foot kiosk sited above and outside of the

sunken plaza, within a small nook at the northwest corner of the property. The kiosk would house an automated coffee dispensing robot. The subject property, City Landmark No. 183 (Crown Zellerbach Complex), is located within the C-3-O (Downtown-Office) Zoning District, the Market Street Special Sign District, and 500-S Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland
 MOTION: [0373](#)

E. REGULAR CALENDAR

7. [2018-016401CRV](#) (V. FLORES: (415) 575-9173)
ACCESSORY DWELLING UNIT ARCHITECTURAL REVIEW STANDARDS – Architectural Review Standards for “No Waiver” Accessory Dwelling Units and to **Delegate to Staff** review for compliance of properties listed in the California Register of Historic Places, and properties designated individually or as part of districts pursuant to Articles 10 or 11.
Preliminary Recommendation: Delegate

SPEAKERS: = Jonathan Vimr – Staff report
 = Veronica Flores – Staff report
 ACTION: Adopted
 AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
 ABSENT: Hyland
 RESOLUTION: 1041

8. [2018-017223DES](#) (D. SMITH: (415) 575-9093)
2851-2861 24TH STREET – located at the southwest corner of 24th Street and Bryant Street, Assessor’s Parcel No. Block 4268, Lot 001 (District 9). Consideration to recommend to the Board of Supervisors **Landmark Designation** of The Galería de la Raza/Studio 24 Building as a San Francisco City Landmark pursuant to Section 1004.1 of the Planning Code. The Historic Preservation Commission initiated landmark designation of the property on January 16, 2019. The building is significant for its associations with Galería de la Raza/Studio 24, one of the first Chicano/Latino cultural organizations established in the United States and among the earliest professional art galleries available to Latina/o artists. The organization is associated with the Chicano Movement and made important contributions to Latina/o art history of the latter third of the 20th century. The property is also associated with the development of a streetcar suburb and neighborhood commercial development along 24th Street in the Mission District during the Gilded Age and is a rare example of a neighborhood mixed-use storefront building of its period, featuring Italianate, Stick/Eastlake, and Edwardian design elements. The subject property is in the 24th Mission NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report

- + Carolina Morales, Aide to Sup. Ronen - Support
- + Brooke Oliver – Amendments to proposed ordinance “mural” vs “sign”
- + Helena Cardona – Latino cultural resource
- + Elizabeth Blancas - Support
- + Ani Rivera - Support
- + Vicky Castro – Open space
- + Jordan Davis - Support
- + Anthony Morin - Support
- Andrew Junius – Interior tenant space
- Rose Yen – Interior space
- Wen Fong - Interior space
- Mary Wong - Interior space
- + Billy Colwell – Cultural space, open space
- + Tomas Riley - Support

ACTION: Adopted a Recommendation for Approval with modifications:

1. Replacing the term “sign” with “mural frame and canvas” +6 -0; and
2. Removing section 3(A) from the proposed ordinance, regarding landmarking the interior volume +5 -1 (Matsuda against).

ABSENT: Hyland

RESOLUTION: [1042](#)

9. [2017-012291DES](#) (D. SMITH: (415) 575-9093)
2031 BUSH STREET – south side of Bush Street between Webster and Buchanan Streets, Assessor’s Parcel No. Block 0676, Lot 027 (District 5). Consideration to recommend **Landmark Designation** of The Kinmon Gakuen Building as an individual Landmark pursuant to Article 10, Section 1004(c) of the Planning Code. The Kinmon Gakuen Building is significant for its association with the social, cultural, and educational enrichment of Japanese Americans in San Francisco during the twentieth century as the home of Japanese language and culture school, Kinmon Gakuen. It is also associated with the evacuation, relocation, and incarceration of U.S. citizens and residents of Japanese descent during World War II. Following President Franklin D. Roosevelt’s signing of Executive Order No. 9066, Kinmon Gakuen was forced to cease operations and its building was used by the federal government as a processing center where citizens and non-citizens of Japanese ancestry were required to report before they were incarcerated and relocated to concentration camps across the United States. The property is also significant for its association with community organizing and activism within the African American community during the twentieth century, as the home of the Booker T. Washington Community Center from 1942 to 1952. The building is also an excellent example of an educational building designed in the Mediterranean Revival style. The subject property is in a RM-3 (Residential-Mixed, Medium Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Richard Hashimoto - Support
 + Sandy Mori - Support
 + Grace Hurikuri - Support

ACTION: Adopted a Recommendation for Approval

AYES: Black, Johnck, Johns, Pearlman, Wolfram
 ABSENT: Hyland
 RECUSED: Matsuda
 RESOLUTION: [1043](#)

10. [2018-016789COA](#) (R. SALGADO: (415) 575-9101)
900 NORTH POINT STREET – located at North Point Street between Polk Street and Larkin Street, Assessor’s Block 0452, Lot 026 (District 2). Request for a **Certificate of Appropriateness** for alterations to the existing non-historic Restroom Building within Ghirardelli Square. The proposed alterations include modifying the configuration of the space to include a single ADA/Family restroom and a retail space within the existing building’s footprint. Portions of the existing south and east walls will be removed and replaced with an entry alcove for the new restrooms and display windows for the new retail space. The subject property is San Francisco Landmark No. 30, and is located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Rebecca Salgado – Staff report
 + Joshua O’Callahan – Project presentation
 ACTION: Approved with Conditions
 AYES: Black, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Hyland
 RECUSED: Wolfram
 MOTION: [0374](#)

- 11a. [2019-002877LBR](#) (S. CALTAGIRONE: (415) 575-9093)
200 CAPP STREET – located on the southwest corner of Capp and 17th S streets in the Mission neighborhood. Assessor’s Block 3575, Lot 044 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Uptown is a neighborhood bar that has served San Francisco for 35 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 located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Peter Turner – Uptown Bar
 + Ken Cohen – Uptown Bar
 + Jennifer Mellenbruch – Uptown Bar
 + Robin Talmadge – World Gym
 + Rosemary Ostler – World Gym
 + Barbara Attard – Uptown Bar and World Gym
 + Jason Nichols – Uptown Bar
 + Timothy Butler – Uptown Bar

+ Katrina Welker – Uptown Bar

ACTION: Adopted a Recommendation for Approval
AYES: Black, Johnck, Johns, Matsuda, Pearlman, Wolfram
ABSENT: Hyland
RESOLUTION: [1044](#)

11b. [2019-004051LBR](#) (S. CALTAGIRONE: (415) 575-9093)

290 DE HARO STREET – located on the northwest corner of De Haro and 16th streets in the South of Market neighborhood. Assessor’s Block 3937, Lot 001 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco World Gym is a franchise of World Gym International that has served San Francisco for 31 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 a PDR-1-D (Production, Distribution & Repair-1-Design) Zoning District and within 58-X/68-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: [1045](#)

ADJOURNMENT 3:13 PM
ADOPTED APRIL 17, 2019

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, April 17, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:36 PM

STAFF IN ATTENDANCE: Justin Greving, Michelle Taylor, 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

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:

Good afternoon, Commissioners. Tim Frye, Department staff. A few items to share with you. Yesterday the Board of Supervisors unanimously denied the CEQA appeal for the Cat-Ex for the eight-unit project at 3620 Buchanan Street, that you issued a Certificate of Appropriateness associated with this project. The main CEQA appeal issues were related to the potential for public exposure to hazardous materials, impact to historic resources, inconsistency with existing zoning regulations, including the project sponsor's request for rear yard modification. Department staff explained why the project was appropriately exempt from environmental review under CEQA, and Allison Vanderslice of the Preservation team addressed questions from Supervisors Peskin and Stefani, related to the evaluation to the garden and the garden structure and historic resources impacts. So again, the commission unanimously -- or the board unanimously denied that CEQA appeal. However, there are still other appeal opportunities once the building permit is filed and issued. Two other short announcements. Last week Pilar LaValley, our Survey Coordinator, gave an Informational Presentation at the Planning Commission regarding the Citywide Survey. President Hyland was there as well. He may have some comments regarding that. Over all it went very well. The commission is supportive of this commission's desire to move quickly in completing the Citywide Survey, and certainly supports a budget increase for the department to achieve that goal. And then we will also be providing an Informational Presentation to the Land Use Committee of the Board of Supervisors this Monday, which I believe President Hyland will also been in attendance. That concludes my announcements unless you have any questions. Thanks.

Commissioner Johns:

Is it the one with the potting shed or?

Tim Frye, Preservation Officer:

It's the one with the garden shed on the site.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

I'll just add on to what Mr. Frye was speaking to. We did present to the Planning Commission. We're going to Rules on Monday in regard to getting support for our Citywide Survey. I think the message that is important is while we do want to understand what resources, historic resources we have in the city. More importantly, if we want to speed up housing, identifying those properties that are not resources. And therefore, able to get those entitlements done quicker is really the message we're going to convey.

4. Consideration of Adoption:

- [Draft Minutes for ARC March 6, 2019](#)
- [Draft Minutes for HPC April 3, 2019](#)

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

5. Commission Comments & Questions

Commissioner Matsuda:

I just have a comment, thank you, Mr. Ionin, for forwarding the e-mail from director Rahaim this Monday about the Racial and Social Equity training. I'm glad there was 100% participation from staff. And I just want to encourage this commission to support a joint one-day hearing that they're proposing for June 27th, off-site. And let's see, what else did he say. I don't know if your schedules allow it, but it is a Thursday. And I think that is the day, right, Jonas, that the Planning Commission usually meets?

Jonas P. Ionin, Commission Secretary:

Yes, it is a scheduled Planning Commission hearing date. We still haven't heard back from everyone.

Commissioner Matsuda:

Thank you.

Commissioner Johnck:

Thank you. I responded yes on that joint hearing. Whatever can be most efficient for the staff, we can all meet on the same day.

Commissioner Matsuda:

And I think it would be good to have that with the Planning Commission.

Commissioner Johnck:

Yes. Absolutely.

President Hyland:

Great.

Commissioner Johns:

I also responded yes, for the one day.

Commissioner Matsuda:

Great. Thank you.

D. REGULAR CALENDAR

6. [2017-004557ENV](#)

(J. GREVING: (415) 575-9169)

550 O'FARRELL STREET – Located on the north side of O'Farrell Street on a 85.875' by 137.5' lot between Leavenworth and Jones Street, Assessor's Block 0318, Lot 009 (District 4). **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 parking garage for the construction of a 13-story mixed-use building. The project would provide a total of 113 dwelling units, 1,500 square feet of retail space, and 23 off-street vehicle and 108 bicycle parking spaces. The building at 550 O'Farrell Street is a historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a RC-4 (Residential – Commercial, High Density) Zoning District and 80-T-130-T Height and Bulk Limit.

Preliminary Recommendation: Review and Comment

SPEAKERS: = Justin Greving – Staff presentation
 + Steve Vettel – Sponsor objectives
 + Speaker – Preservation alternatives
 + Katherine Wallace – Preservation alternatives

ACTION: Reviewed and Commented

7. [2019-000895ENV](#) (M. TAYLOR: (415) 575-9197)
1610 GEARY BLVD – Peace Pagoda and Peace Plaza, located between Post Street and Geary Boulevard, Assessor's Block 0700, Lots 022, 023, in the Japantown area of the Western Addition neighborhood. **Informational Presentation** before the Historic Preservation Commission on the proposed rehabilitation of the Peace Plaza in advance of publication of the Categorical Exemption for the proposed project. Originally constructed in 1968, subsequent alterations have resulted in diminished the integrity of the property; however, the site still retains general character defining features. The project proposes: waterproofing, new planting, shade structures, paving, and seating while retaining historic features identified in the Landmark Designation (draft) report. The property at 1610 Geary Boulevard is on the Landmark Designation Work Program and is a historic resource for the purposes of the California Environmental Quality Act (CEQA). The subject property is within the Japantown NCD (Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: None – Informational

SPEAKERS: = Michelle Taylor – Staff presentation
 + Mike Degregorio – Project presentation
 + Alice Kawahatsu – Commission feedback
 + Sandy Mori – Collaboration
 + Richard Hashimoto - Efforts

ACTION: None - Informational

ADJOURNMENT – 2:01 PM
 ADOPTED MAY 1, 2019

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, May 1, 2019

12:00 p.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Black, Hyland, Pearlman

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

STAFF IN ATTENDANCE: Shannon Ferguson, 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. COMMITTEE MATTERS

1. Committee Comments & Questions

None

B. REGULAR

2. [2018-013697COA](#) (S. FERGUSON: (415) 575-9074)
3500 JACKSON STREET – northwest corner of Jackson and Locust streets. Assessor's Block 0970, Lot 002 (District 2) – Request for **Review and Comment** by the Architectural Review Committee of the Historic Preservation Commission for the demolition of an existing garage and construction of new larger garage with roof deck, expansion of the building at the west elevation, new stairs at the west elevation, infill with new roof at the third story, modification of the porte cochere/carriageway, enlargement of window openings, replacement of chimneys, and interior alterations at all floors. At a future hearing, the Zoning Administrator will consider a request for a variance from rear yard requirements. The property is Landmark No. 56. The property is in a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Shannon Ferguson – Staff presentation
 + Thomas Kligerman - Project presentation
 = Stewart Morton – Porte cochere
 + Speaker – Response to questions
 + Speaker - Response to questions
 ACTION: Reviewed and Commented

ARC COMMENTS

1. **Garage:** Removal of an existing one-story, wood frame garage with stucco cladding and a composition roofing-clad gable roof form located at the northwest corner of the lot, and construction of a new larger one-story garage in approximately the same location that will require excavation into the hillside. The new larger garage will have a connector that accesses the north elevation of the house at the sub-basement level. The new garage will have a flat roof with a roof deck above. It will be clad in stucco with a horizontal wood garage door. A horizontal planter with simple brackets will be constructed above the door with the glass roof deck railing recessed above. An additional door and window opening will be cut into the sub-basement level on the north elevation of the house.
 - The Architectural Review Committee concurred with staff's assessment at the May 1, 2019 meeting that overall, the form, scale, proportions and materials of the one story, flat-roofed, rectangular form of the garage appears to be compatible with the subject property. The alternate design proposals presented have evolved and are preferable to the initial proposal. The proposed garage respects the design of the house and does not to present a false sense of history as the current garage does. The proposed landscaping helps to conceal the glass railing at the roof deck, however it is recommended the planter or stucco panels function as a railing instead of the proposed glass. The Committee recommended that the size and patterns of proposed windows and door at the north elevation of the house be more compatible with existing fenestration sizes and patterns found on the building.

- 2. West Elevation Expansion:** Expansion of the west façade will occur near the middle of the façade, behind (to the north) of the porte cochere in a narrow passageway area referred to as the carriageway. It would extend the basement and first story, narrowing the carriageway. An existing projecting mass, and an existing projecting and recessed balcony at the first story would be subsumed by the increased massing. A new picture window with sidelights would be installed in the location of the balcony (facing north) and additional new windows to match similar windows found on the house would be located on the new areas of the west facing wall. A new assembly of French doors with sidelights will be added to the basement level wall to the immediate north of the addition, replacing an existing pair of windows.

 - The Architectural Review Committee reviewed alternative schemes for the west elevation expansion shown in drawings dated April 23, 2019, page 7. The Committee disagreed with staff's recommendation to set back the west elevation expansion at the existing laundry room bump out (see Alt 3). The Committee found that setting back the west elevation expansion to 10'-9" from the front facade was too visible from the street (see Alt 1). The Committee found that it is acceptable to set back the west elevation expansion at 24'-10" from the front façade or at approximately the existing foyer (see Alt 2). The Committee recommended that the size and patterns of proposed windows at the west elevation expansion be more compatible with existing fenestration sizes and patterns found on the building.
- 3. West Elevation Stairs:** New stairs will be added at the north side of the west façade accessing a second-floor balcony located in a recessed section between the main mass of the house and the added Tea Room and balcony (1913, designed by Maybeck). Construction of the Tea Room and balcony removed an earlier stair that once provided access to an open terrace where the Tea Room is now located. The balcony currently features low boxy corner posts and planter railings similar to those elsewhere on the house. The new exterior stair will be constructed from the balcony to the rear yard. The quarter turn stair will have wood posts and an open railing. Basement level walls, windows, and a wood bracket will be removed to accommodate an expanded building mass at the basement level underneath the existing balcony with French doors accessing the carriageway.

 - The Architectural Review Committee concurred with staff's assessment that massing of the posts and elements of the stairs should be more in keeping with the overall vocabulary of the building. The Committee recommended that the size and patterns of proposed windows at the west elevation be more compatible with existing fenestration sizes and patterns found on the building.
- 4. Third Floor Infill:** The third floor is currently two disconnected volumes. There are rooms within the main gable of the roof at the front (south) portion of the house and a separate small suite of rooms within a third-story pop-up mass to the immediate north of the main gable roof at the west side. A gap exists between the gable roof and the pop-up volumes. The proposed project will infill the gap between the gable roof and pop-up. A shallow roof will be inserted to connect the two volumes with the building

mass infilled underneath to create interior communication between the two living areas.

- The Architectural Review Committee concurred with staff's assessment that the form of the infill is compatible and appears minimally visible from the street and concurred with staff's recommendation of story poles to further analyze the visibility of the infill. The Committee recommended studying the use of a different cladding to differentiate the infill from the original.
5. **Porte Cochere & Carriageway:** The porte cochere and concrete carriageway will be modified to create a level area with a new narrow step accessing a new side entry. A new wood deck will elevate the carriageway under the porte cochere to the same level as the bottom of the first story, retaining the existing sloped grade beneath. The posts at the first story of the porte cochere will remain beneath the new wood deck and new wood planters similar to those elsewhere on the house will be added along with a gate. Along the west elevation, the sloped concrete carriageway will be modified with new stairs and garden.
- The Architectural Review Committee concurred with staff's assessment that foreshortening the columns is not compatible and that the columns should remain visible. The Committee recommended lowering the slope of the proposed decking and add additional risers at the proposed door to the kitchen.
6. **Enlarged Window Openings:** Window openings are proposed to be enlarged at the second story of the north and west facades (two windows on the north façade and three windows on the west façade of the "Morning Room" at the rear of the house). The new window sashes will be single-lite, wood awning sash, similar to existing window sash.
- The Architectural Review Committee concurred with staff's assessment that the scale of the windows should be reduced so as not to interfere with the eaves of the roof.
7. **Chimneys:** Three chimneys (concrete structure with stucco cladding) will be demolished and the stacks above roof level rebuilt to match the look of the original chimneys. Chimneys proposed for demolition are located at the northeast corner of the front gable (visible from Locust Street), at the west corner of the front gable (visible above and east of the porte cochere), and at the third-story pop up. Chimneys are proposed for demolition to provide more interior floor space and are proposed to be replaced with plywood clad in stucco.
- The Architectural Review Committee concurred with staff's assessment to explore if existing chimneys are able to be retained above the roof and asks that a structural engineer with preservation experience be engaged to provide alternate solutions to removal and replication of the chimneys. Detailed and dimensioned drawings and materials samples for replicated chimneys should be provided for Department

review. Alternatively, the Committee recommended exploring maintaining the internal chimney supports and design around them.

ADJOURNMENT 12:50 PM
ADOPTED – JUNE 19, 2019

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, May 1, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:57 PM

STAFF IN ATTENDANCE: Shelley Caltagirone, 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

SPEAKERS: Gerrie Scott – Jeff Adachi Way replacing Gilbert Street

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:

Commissioners, two items to report back to you. One is your 2018 CLG or Certified Local Government annual report is complete. It will be posted and linked on your next calendar hearing – or next hearing calendar. We don't prepare to give you a formal presentation under your regular calendar, but it will be under staff reporting in case you have any questions. Second is at the Planning Commission's April 25th hearing. The Commission heard the proposal to convert the Hearst Building from an office use to a hotel use. As you know, you issued a Major Permit to Alter for this project a number of months ago. Overall, the Commission was very supportive of the proposed project. There were speakers both in favor of the project and against. Most of the concerns revolved around several small businesses that were still negotiating their relocation agreements with the developer, from the Hearst Building site to another location while construction commences. The Commission voted 6-1 to approve the project. Koppel voted against. Primarily expressing a desire to those development agreements to be in place for those small businesses. So, he was suggesting a two-week continuance because it sounds like they – the agreements were eminent. The Commission however decided to go ahead and vote on the project and it did move forward with a positive vote. I will keep you posted on any other aspects of that project as it moves through its process. That concludes my comments and my report to you unless there are any questions. Thank you.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

Yes, I'd like to just follow up on the continuing conversations that we are having around Citywide Survey. Commissioner Black was gracious enough to step in for me for Rules. It went before Rules on Monday, last Monday, and she did a great job. And we're getting some great support and feedback from the supervisors. Supervisor Mandelman showed up and spoke in favor of a shortened schedule and in favor of finding the funding to support that. So, we're going to continue on with the conversations to try to make sure that we can get it into the current budgeting conversations.

Commissioner Johnck:

Yes, I have a question on that. Could you refresh us or refresh me on the budget, we did -- there is a budget item -- this is budgeted.

President Hyland:

Sure.

Commissioner Johnck:

The survey is budgeted, but are we asking for more money? I can't remember.

President Hyland:

Yes. So currently, with current resources dedicated to the survey, it'll take about seven years to complete. And we asked staff to evaluate what could happen if we shorten that. And with an additional three temporary head counts for three years, we can get it done in two and a half to three years. So, that's what the ask is.

Commissioner Johnck:

Okay.

President Hyland:

And the real push is that we don't know what-- we have a lot of properties that are categorized as "B" in our system. We're trying to get our head around which ones are "C" and which ones are "A". And those that are "C" have to go through the entire evaluation which takes in a lot of -- a good year and a half. If we get the survey done in two and a half years, then half the projects that come before us or before staff would not have to do that.

Commissioner Johnck:

Thank you.

4. Consideration of Adoption:
 - [Draft Minutes for HPC April 17, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

5. Commission Comments & Questions

Commissioner Johns:

Thank you. You know, it's interesting that the lady, I believe her name was Emma Scott, came today because she raised something which I have been concerned about for some time, and that is the renaming of streets. I've used street names as cultural assets, or at least potentially cultural assets in many, many cases, and this street name, seems to be one. There may be others in which they really are not. But as far as I know, there really aren't any criteria for naming or renaming a street. And I think that that's something we should investigate since, as I've said, I do believe that potentially they are a cultural asset. And so, I would appreciate it if we could -- if Mr. Frye, you could look into this and put the subject on the agenda for some time in the future. And I think that not only should we have a discussion about whether they are cultural assets, or potentially some of them, and how we could work with other departments and probably the Board of Supervisors to make sure, at least, that if a street is under consideration for being renamed, that the people who are going to make that decision are fully informed about what they are renaming. So that's my request.

Commissioner Johnck:

I have the same concern, interest, request. And specifically, I would be interested in how this petition that we had during time for public comment would be handled specifically. That would be a question to you, Tim. And then, my other question is could you advise of

the schedule for any joint meetings in May or June? I saw something in the advanced calendar I thought maybe for May 20th, but I hadn't seen an e-mail or anything so.

Jonas P. Ionin, Commission Secretary:

Yes, Commissioners, I actually wanted to remind you that you are scheduled to have a joint hearing that is not on your normal day. It's going to be Monday afternoon with the Civic Center Design Review committee of the Arts Commission in the War Memorial building, Monday, May 20th, in the afternoon. And so, if you're not able to attend that hearing, if you could advise me of that sooner rather than later.

Commissioner Johns:

I can't. I will be out of town.

Commissioner Wolfram:

Do you know what time?

Jonas P. Ionin, Commission Secretary:

It's at 2:30 I believe.

Commissioner Wolfram:

2:30?

Commissioner Johnck:

2:30? Okay.

Jonas P. Ionin, Commission Secretary:

Yes.

Commissioner Matsuda:

So, I cannot, either.

Commissioner Pearlman:

And can you just let us know what room. Of course, just follow up on that.

Jonas P. Ionin, Commission Secretary:

Yes. That agenda will actually be released this Friday. Because as it's an off-site location, it has to be published 15 days in advance.

Commissioner Johnck:

Okay.

President Hyland:

Do we want to just see who all can be here now? So, you know Jonas?

Commissioner Matsuda:

Jonas.

President Hyland:

Do you want to take a poll on who can or cannot be here?

Jonas P. Ionin, Commission Secretary:

Sure. I think I sent out an e-mail earlier.

Commissioner Wolfram:

I can attend.

Commissioner Pearlman:

I can attend.

President Hyland:

I can attend.

Commissioner Johnck:

I'll be there.

President Hyland:

So, we have four, we have five. Okay.

Jonas P. Ionin, Commission Secretary:

We have a quorum.

Commissioner Black:

Yes. I already have it in my schedule so.

President Hyland:

Okay. So, we're good to go.

Jonas P. Ionin, Commission Secretary:

So, two are not able. Very good.

Commissioner Johnck:

Also, there was another one potential discussion about, why am I thinking about June 27th?

Commissioner Matsuda:

That's right. The Social Equity --

Commissioner Johnck:

That's still -- is that on?

Jonas P. Ionin, Commission Secretary:

So, the equity training does present somewhat of an issue if we have it on one day where both commissions attend. Because essentially that would establish a quorum for both commissions, and the training would have to be held like a public hearing which may not

be so bad. But we would have to open it up for general public comment, and members of the public would have to be allowed to attend. They would necessarily be able to participate in the training. So, we're working out and confirming issues with the City Attorney's office that are related to the Brown Act and meeting attendance. So, if we can make it happen, we'll try to keep that date, but we're still waiting to hear back from the City Attorney's office on some of the nuances associated with holding --

Commissioner Matsuda:

But we should keep that --

Jonas P. Ionin, Commission Secretary:

You should tentatively keep that date for now.

Commissioner Black:

What is that again? What date is that again?

Commissioner Matsuda:

27th of June.

Jonas P. Ionin, Commission Secretary:

June 27th.

President Hyland:

I think I replied that I was not available for that day but.

Jonas P. Ionin, Commission Secretary:

Right.

Commissioner Johns:

And that would be all day?

Jonas P. Ionin, Commission Secretary:

It would be an all-day training.

President Hyland:

Okay.

Commissioner Johnck:

Thank you.

D. REGULAR CALENDAR

6. [2019-005451PCA](#) (S. CALTAGIRONE: (415) 558-6625)
ESTABLISHING THE CASTRO LESBIAN, GAY, BISEXUAL, TRANSGENDER, AND QUEER CULTURAL DISTRICT ORDINANCE – Administrative Code Amendment – to establish the Castro Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Cultural District (the "District") in and around the Castro neighborhood; to require the Mayor's Office of Housing

and Community Development (MOHCD) to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District and proposing strategies to acknowledge and preserve the cultural legacy of the District; and affirming the Planning Department's determination under the California Environmental Quality Act.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Tom Temprano, Aide to Sup. Mandelman – Proposed Cultural District
 + Speaker – Community support
 + Kathy Amendola – Invisible cultures
 + Andrew Shaffer – Support
 + Yuki Togawa – Support
 + Terry Beswick – Community meeting testimony
 + Alan Ratcliff – Responsible design
 + Shannon Amitin – Support
 + Cole Church – Support
 + Tre Allen – Support, affordable housing

ACTION: Adopted a Recommendation for Approval as amended to include recommendations for:

1. Adding the HPC as a technical advisor (pg. 14); and
2. Including an asterisk, for a community-based effort that the selected organization would facilitate (pg. 15).

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

RESOLUTION: 1046

- 7a. [2019-00004943LBR](#) (S. CALTAGIRONE: (415) 558-6625)
354 11TH STREET – located on the west side of 11th Street between Folsom and Harrison streets in the South of Market neighborhood. Assessor's Block 3521, Lot 008 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Butter Bar & Restaurant is a DJ House bar that has served San Francisco for 20 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 located within the WMUO (WSOMA Mixed Use-Office) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Neil Ballard – Ocean Cyclery
 + Alice Light – Natural Resources
 + Vlad Cood – Butter Bar
 + Ron – California Choppers
 + Nikki Yoshikawa – Soko Hardware
 + Philip Ashizawa – Soko Hardware

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1047](#)

- 7b. [2019-00004982LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1490 HOWARD STREET – located on the northwest corner of Howard and 11th streets in the South of Market neighborhood. Assessor's Block 3510, Lot 020 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. California Choppers is a motorcycle repair and retail shop specializing in Harley-Davidsons that has served San Francisco for 44 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 located within the WMUG (Western SoMa Mixed Use-General) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1048](#)

- 7c. [2019-00004945LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1263 LEAVENWORTH STREET – located on the southwest corner of Leavenworth and Clay streets in the Nob Hill neighborhood. Assessor's Block 0219, Lot 001 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Le Beau Nob Hill Market is a small, family-owned grocery store that has served San Francisco for 35 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 located within a RM-3 (Residential, Mixed, Medium Density) Zoning District and 65-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1049](#)

- 7d. [2019-00004947LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1367 VALENCIA STREET – located on the east side of Valencia Street between 24th and 25th streets in the Mission neighborhood. Assessor's Block 6515, Lot 020 (District 9). Consideration of adoption of a resolution recommending Small Business Commission

approval of a **Legacy Business Registry** application. Natural Resources All Families Foundation is a community pregnancy, childbirth, and early parenting center that has served San Francisco for 31 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 located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1050](#)

- 7e. [2019-00004948LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1935 OCEAN AVENUE – located on the south side of Ocean Avenue between Victoria Street and Ashton Avenue in the Ingleside neighborhood. Assessor’s Block 6915, Lot 027 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Ocean Cyclery is an independent, family-owned bicycle sales and repair shop that has served San Francisco for 23 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 located within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Johns, Matsuda, Pearlman
 ABSENT: Wolfram
 RESOLUTION: [1051](#)

- 7f. [2019-00004952LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1698 POST STREET – located on the northeast corner of Buchanan and Post streets in the Japantown neighborhood. Assessor’s Block 0686, Lot 034 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Soko Hardware is a family-owned hardware and Japanese housewares shop that has served San Francisco for 94 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 located within the Japantown NCD (Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johnck, Johns, Pearlman
ABSENT: Wolfram
RECUSED: Matsuda
RESOLUTION: [1052](#)

ADJOURNMENT – 2:46 PM
ADOPTED MAY 15, 2019

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



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

Wednesday, May 15, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:34 PM

STAFF IN ATTENDANCE: Michelle Taylor, Shelley Caltagirone, Tim Frye – Preservation Officer, Jeff Joslin, 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

Tim Frye, Preservation Officer:

Commissioners, just a couple of items to share with you. One is Teatro ZinZanni was unanimously approved at the Planning Commission a couple of weeks ago. I was present in case there was any preservation related questions which there were none. And there was generally, I would say, almost unanimous support from the public for the development. So, that moves on to the next steps in its process. Also, the Land Use Committee is confirmed that the Paper Doll landmark designation in North Beach has been scheduled for Land Use on June 3rd. We will be presenting on your behalf. And it's a nice compliment to start pride month which hopefully we will have our first LGBTQ local designation in the North Beach neighborhood. And finally, I wanted to make an announcement that this will be my last hearing with you. I have very much enjoyed the last ten plus years working as the Historic Preservation officer for San Francisco, but I have accepted a job with the New York City Landmarks Commission as their Director of Strategic Planning and Special Projects. So, thank you again for a great ten plus years with the Commission and prior to that with the Landmarks Board. I've really enjoyed it and I've learned a tremendous amount.

President Hyland:

You'll be missed, Tim.

Commissioner Matsuda:

Yes.

President Hyland:

Thanks for all your efforts.

Commissioner Black:

Very much.

Commissioner Wolfram:

Well I was just going to say that comes as a surprise to me. I didn't know that but, okay I just want to congratulate you. That's a great position and you will be definitely missed. And we thank you for all your work. It's been a real pleasure working with you for these last ten years.

President Hyland:

And had we had a any heads up, we would've done something. But apparently this will be your last hearing.

Commissioner Pearlman:

At least a plaque and a martini.

Commissioner Wolfram:

That's right.

Commissioner Johnck:

A Landmark plaque.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

I just wanted to update everyone on the Citywide Survey and the conversations around the budget. We continue to network with the Mayor's Office and unfortunately it might be at a point where we are too late for this cycle, but we're not giving up and moving forward. Mayor's Directive of no new headcounts, we're asking for three temporary headcounts. So that's where we're at.

4. Consideration of Adoption:

- [Draft Minutes for ARC April 3, 2019](#)
- [Draft Minutes for HPC May 1, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

5. Commission Comments & Questions

Jonas P. Ionin, Commission Secretary:

Well, this would be opportunity to take up the matter of June 5th and July 3rd. We have no items on your advance calendar for June 5th and two of the commissioners have already indicated that they will be out. We have no –

Commissioner Wolfram:

Which day? Sorry which day was that?

Jonas P. Ionin, Commission Secretary:

June 5th. So, the next hearing. And then July 3rd would also be something you may want to consider given the holiday.

Commissioner Wolfram:

I thought we canceled that already on January. In the beginning of the year.

President Hyland:

I think we left it open as a possibility yeah. So, we can just officially cancel both of them since we have no agenda items.

Jonas P. Ionin, Commission Secretary:

We have no items on your advance calendar.

President Hyland:

Do we need a motion to both of those?

Jonas P. Ionin, Commission Secretary:

You certainly do.

ACTION: Canceled June 5, 2019 and July 3, 2019 hearing
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns

Commissioner Wolfram:

my question was about the hearing on Monday the 20th of May. Is that in this room or is that in –

Jonas P. Ionin, Commission Secretary:

It is not. Commissioners, last time we had a joint with the Civic Center Design Review Committee, we held them in these chambers and we agreed to hold them in their chambers the next time. So, they're up. So, it is in the War Memorial Building. The addresses and the room are on the agenda that have already been posted and issued to you.

6. [Certified Local Government Program \(CLG\) Annual Report](#)

SPEAKERS: Tim Frye
 ACTION: Reviewed and Commented

D. 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.

7. [2016-014964COA](#) (J. FLYNN: (415) 575-9057)
CIVIC CENTER COMMONS EXPLORATORIUM TEMPORARY ART PROJECT AT SFPL – Larkin Street side of the SF Public Library Main Branch Building, on the building terrace and sidewalk area within the Civic Center Landmark District (District 6). Request for a **Certificate of Appropriateness** to authorize the installation of a temporary interactive installation at the site for one year. Designed by the Exploratorium in partnership with the SF Public Library, the project features columns with interactive exhibits about social psychology. Exhibits will invite people to connect with each other, confront biases, challenge conformity, practice generosity, and share stories. The installation is being designed in close collaboration with SFPL Program and Facilities staff and was presented to the Architectural Review Committee on April 3, 2019.

Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 MOTION: [0375](#)

E. REGULAR CALENDAR

- 8a. [2019-006245LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1552 HAIGHT STREET – located on the north side of Haight Street between Ashby and Clayton streets in the Haight-Ashbury neighborhood. Assessor’s Block 1231, Lot 014 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Distractions is a counter-culture retail store that has served San Francisco for 37 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 located within the Haight Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Jim Siegel – Distractions
 + Nicole Mason – Veritable Vegetable
 + Elizabeth Scarpelli – Scarpelli Physical Therapy
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: [1053](#)

- 8b. [2019-006247LBR](#) (S. CALTAGIRONE: (415) 558-6625)
4200 18TH STREET – located on the northwest corner of 18th and Collingwood streets in the Castro neighborhood. Assessor’s Block 2648, Lot 052 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Scarpelli and Associates Physical Therapy, Inc. is an Orthopedic Manual Therapy practice that has served San Francisco for 34 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 located within the Castro Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: [1054](#)

- 8c. [2019-006250LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1100 CESAR CHAVEZ STREET – located on the north side of Cesar Chavez Street between Tennessee and Minnesota streets in the Potrero Hill neighborhood. Assessor’s Block 4316, Lot 002 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Veritable Vegetable is an organic produce distribution company that has served San Francisco for 45 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 located within a PDR-1-G (Production, Distribution & Repair – General) Zoning District and 80-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as Item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: [1055](#)

9. [2019-006426PCA](#) (M. TAYLOR: (415) 575-9197)
MILLS ACT AMENDMENT – Administrative Code Amendment, Board File 190391, introduced by Supervisor Peskin to amend Chapter 71 of the Administrative Code to allow applications for Mills Act contracts for historic properties to be filed concurrently with application for local designation of the same properties to Article 10 or 11 of the Planning Code.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Michelle Taylor – Staff report
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 RESOLUTION: 1056

10. 2015-007181OTH (M. TAYLOR: (415) 575-9197; S. CALTAGIRONE: (415) 558-6625)
LANDMARK DESIGNATION AND CULTURAL HERITAGE WORK PROGRAM QUARTERLY REPORTS – Discussion of the HPC’s Landmark Designation Work Program and the Cultural Heritage Work Program.

Preliminary Recommendation: None—Informational

SPEAKERS: = Michelle Taylor – Staff presentation
 = Shelley Caltagirone – Staff presentation
 ACTION: Reviewed and Commented
 AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

ABSENT: Johns

11. [2019-006507CRV](#) (P. LAVALLEY: (415) 575-9084)
ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS AND MINOR PERMITS TO ALTER DELEGATION – 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: = Tim Frye – Staff presentation
ACTION: Approved Delegation Amendments
AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram
ABSENT: Johns
MOTION: 0376

ADJOURNMENT – 1:37 PM
ADOPTED JUNE 19, 2019

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, June 19, 2019

11:30 a.m.

Architectural Review Committee Meeting

COMMISSIONERS PRESENT: Black, Hyland, Pearlman

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER PEARLMAN AT 11:32 AM

STAFF IN ATTENDANCE: Justin Greving, Ali Kirby, Jonathan Vimr, Jeff Joslin, 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. [2012.1384ENV](#) (J. GREVING: (415) 575-9169)
645 HARRISON STREET – south side of Harrison Street, between Vassar Place and 3rd Street, Assessor’s Block 3763, Lot 105 (District 6) – Request for **Review and Comment** by the Architectural Review Committee of the Historic Preservation Commission for proposed exterior alterations and addition to the 4-story International style industrial building that was designed by master architect Herman C. Baumann for A. Carlisle & Co, a prominent San Francisco-based lithography business. The property is located in the CMUO (Central Soma-Mixed Use Office) Zoning District, the 130-CS-200CS Height and Bulk Districts and was added to the Landmark Designation Work Program on August 17, 2016 as a potential Article 10 (or Category III Article 11) Landmark.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Justin Greving – Staff presentation
 + Denise Hannah – Project presentation
 + Leo Chow – Design presentation

ACTION: Reviewed and Commented

ARC COMMENTS

In general, commissioners on the ARC were in support of the size and scale of the addition as it relates to the historic resource. Commissioners provided more detailed comments on the finish of the addition and its side setbacks.

1. Massing and location of the vertical addition

- Overall, commissioners were supportive of the size and scale of the vertical addition as it relates to the historic resource. Commissioners found the addition’s setback was sufficient to make it look like a separate building.
- Commissioner Hyland supported the larger goal of the locating the addition closer to the freeway. Commissioner Black stated that the deep setback was critical, and that the addition was successful in reading as a separate building behind the historic resource. Commissioner Pearlman reiterated his agreement with the general size and scale of the addition and thought it was in conformance with the relevant standards 2, 9, and 10.
- Commissioner Hyland questioned if the east and west setbacks of the addition were far enough setback so that the massing of the addition reads as a separate structure from these elevations. Hyland thought the treatment at these side elevations where the addition meets the building could be improved. Commissioner Black wanted to know if there was a vantage point on the street at which the hyphen was visible (aside from the highway). Commissioner Black stated that the hyphen was an important aspect of the west elevation. Commissioner Pearlman did not think that increased side setbacks would improve the project design.

2. Materials and fenestration of the addition

- In general, commissioners were supportive of the materials and fenestration of the addition because they were sufficiently differentiated from the original structure to

read as a separate building. Commissioners encouraged the project sponsor to explore emphasizing the architectural elements of the addition that do relate to the existing building.

- Commissioner Pearlman stated his only real issue with the project was regarding the skin of the addition. He saw the new fenestration pattern of the addition reading as a coursing, like a running bond pattern, or a fabric; whereas on the existing building the fenestration pattern provides a strong horizontal break, almost black and white stripes. He wondered if there was a way to relate the two more closely.
- On a similar note, Commissioner Pearlman saw the vertical tower of the original building being a very strong contrasting element, but the vertical element in the addition is much more subtle of a gesture, like one overlapping hierarchy among many. He wondered how it would look to pull the vertical portion up to make some sort of penthouse similar to how it functions in the original building. Commissioner Pearlman thought the vertical element added visual interest and the elevation would be boring without it.
- Commissioner Hyland thought the weaving pattern of the addition which has a dense undulating mix of windows and projecting solid surfaces also contrasted with the simple planar massing of the two proposed adjacent towers.
- Commissioner Black wondered if there was a way to articulate the fact that because of the proposed plaza between 645 Harrison and the tower to the west, there will be more space between the buildings and the west elevation of 645 Harrison will be more prominent. Commissioner Black stated that she at first had reservations about the treatment of the addition but now understands it is theoretically a different building so the treatment is okay. Commissioner Black did not feel the vertical articulation was necessary but was curious to know if the architect had explored locating it off center to the right rather than to the left.

3. Treatment of existing building

- Commissioners did feel the fenestration pattern of the west elevation could be differentiated from the existing pattern on the north, east, and south elevation to show that all windows along this elevation are new openings and not simply replacement windows.
- Commissioner Hyland wondered if the proposed openings along the west elevation could be treated in a manner such that they do not appear to always have been there, possibly by leaving the first bay solid. Commissioner Pearlman agreed that the west elevation could be differentiated so it doesn't appear to be a series of windows that have simply been replaced.
- Commissioner Hyland thought the treatment of the Perry Street (south) elevation was fine and thought it was better to keep the existing openings along the east elevation as they are.

3. [2019-000539PRJ](#) (A. KIRBY: (415) 575-9133)
1000 MARKET STREET – northwestern corner of Market and 6th Streets, Assessor's Block 0350, Lot 001 (District 4) – Request for **Review and Comment** by the Architectural Review Committee of the Historic Preservation Commission for proposed exterior alterations including the partial removal of the existing cornice return on Golden Gate Avenue, which

extends beyond the subject property line, to accommodate a previously approved new 193-unit, mixed-use building at 1028 Market Street. The property is located in the C-3-G (Downtown-General) Zoning District, and 120-X Height and Bulk Districts, and is a Category 1- Significant Building individually listed under Article 11 of the Planning Code.

Preliminary Recommendation: Review and Comment.

SPEAKERS: = Alexandria Kirby – Staff presentation
 + Adam Tetenbaum – Project presentation
 + Jesse Koats – Design presentation
 + Speaker – Design presentation
 + Lisa Yergovich – Design presentation

ACTION: Reviewed and Commented

ARC COMMENTS

1. **Secretary of the Interior’s Standards.** Department staff found that Option 1 satisfied all relevant Standards as it would repair and retain the full cornice return while also allowing retention of much of the interior space and housing supply originally approved for the adjacent new structure. Staff found that neither Option 2A nor 2B, which were reviewed by a qualified preservation consultant for the project sponsor, fully complied with Standards 2, 5, and 9.

- The Architectural Review Committee concurred with staff’s assessment at the June 19, 2019 meeting, with Commissioner Pearlman noting that maintaining and reinforcing the return of 1000 Market Street improved compatibility with the Market Street Theater and Loft Historic District, while also best preserving the character of the building itself. Commissioner Black agreed, stating that Option 1 was preferable to either of the alternatives.

2. **Cornice Repair.** Department staff additionally recommended that the cornice be fully evaluated for structural stability as the documented sections appear to be meaningfully damaged as a result of corrosion.

- The Architectural Review Committee concurred with staff’s assessment at the June 19, 2019 meeting.

4. [2018-00767PTA](#) (J. VIMR: (415) 575-9109)
865 MARKET STREET – southeastern corner of Market and 5th Streets, Assessor’s Block 3705, Lot 042 (District 6) – Request for **Review and Comment** by the Architectural Review Committee of the Historic Preservation Commission for proposed exterior alterations including the removal of certain portions of the exterior at primary entries and their replacement with glass curtain wall systems; constructing a metal screen wall that would clad over levels two through five of each elevation; and ‘squaring-off’ of the currently oblique edges of levels six through eight. The property is located in the C-3-R (Downtown-Retail) Zoning District, the 120-X and 160-S Height and Bulk Districts, and is a Category V- Unrated Building within the Article 11 Kearny-Market-Mason-Sutter Conservation District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Jon Vimr – Staff presentation
+ Speaker – Project presentation
ACTION: Reviewed and Commented

ARC COMMENTS

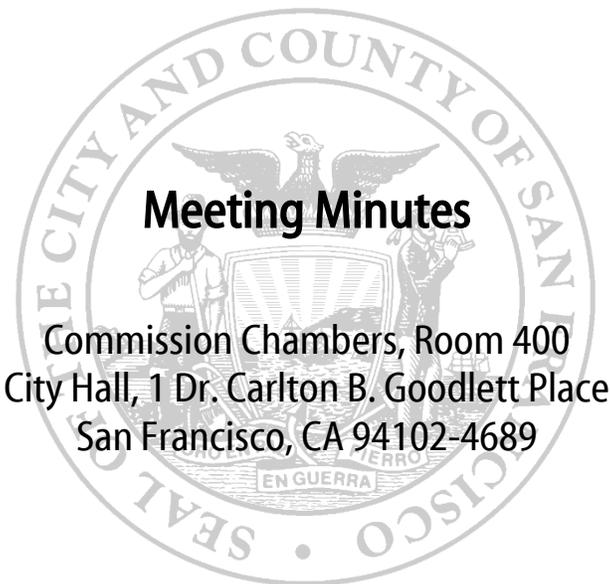
1. **Composition and Massing.** The project would maintain the building's full lot coverage, with the proposed stainless-steel belt course and cornice alluding to the traditional tripartite façade composition typical of the district.
 - Staff recommended that a more strongly expressed cornice be implemented to better emphasize the cap of the proposed screen wall (this could be achieved through size, profile, or both). The ARC concurred with staff's assessment, adding that the design's belt course and building corner should be similarly exaggerated. Commissioner Hyland referred to the much greater size and presence of the cornice found atop the Westfield Centre's existing postmodern façade as an example.
2. **Scale.** The proposal attempts to reflect the heavily articulated but consistent nature of facades within the district through the use of numerous individual fins for the screen wall system as well as vertical pilasters to divide the façade into vertically oriented bays. There would be no change to the height of the building.
 - The ARC found the project to be incompatible and inappropriate with the character-defining features of the district, indicating that as proposed the façades would appear overly flat and uniform, resulting in massive, horizontally oriented wall surfaces. The ARC noted that the facades should be broken up via consistent use of fenestration, punched windows, detailing, and/or textural variation to provide a sense of depth and establish rhythms and proportions consistent with those found throughout the district. The proposal failed to reflect these characteristics in both the design of the screen wall and that of the glass curtain walls. Commissioner Black noted that backlighting the screen wall at night as well as shifting of the fins may provide some variation of the façade, although likely to an insufficient extent.
3. **Materials and Colors.** As proposed, the revised exterior would consist of a glass curtain wall above the primary entries on each façade, as well as a metal screen wall system composed of light colored, powder-coated fins and unpainted pilasters, cornice, and belt course with a satin finish.
 - Staff indicated that where utilized, metal cladding within the district typically has a painted or well brushed finish, with little to no glossiness or reflectivity. Staff also noted the use of terra cotta fins for the project at 300 Grant Avenue as a potential alternative. The ARC did not object to the use of metal as the project's primary cladding material but noted that substitute materials may be necessary in order to address the Committee's concerns related to the scale, composition, and detailing

of the facades. Commissioner Pearlman noted that utilization of terra cotta fins for 300 Grant Avenue represented a successful approach, at least for that project.

4. **Detailing and Ornamentation.** The screen wall system would be slightly setback from the new pilasters and belt course/cornice, while the fins that would compose much of the system may provide some sense of depth through light and shadow.
 - Staff recommended further study to assess whether the screen wall would create an appropriate sense of visual depth. The ARC stated that detailing and ornamentation were essentially absent in the proposed design, with similar concerns expressed as those regarding the scale of the design (see Response No. 2). The ARC stated that revised facades should relate to the district by picking up on elements from surrounding buildings while developing them for new purposes.
5. **Signage.** While Department staff did not request comments from the ARC pertaining to signage, the case report indicated that tenant branding and signage will continue be reviewed at the staff level for its conformance with the Department's sign guidelines and conformance with transparency requirements.

ADJOURNMENT – 12:56 PM
ADOPTED AUGUST 21, 2019

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



**Wednesday, June 19, 2019
12:30 p.m.
Regular Meeting**

COMMISSIONERS PRESENT: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 1:08 PM

STAFF IN ATTENDANCE: Desiree Smith, Shannon Ferguson, Elizabeth Gordon-Jonckheer, Frances McMillen, Michelle Taylor, Rich Sucre, Jeff Joslin, 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

Jeff Joslin:

I don't have a report on Planning Commission. However, I did want to inform you that -- we had at the board two items recently reviewed and assessed. The 524 Union Street, Paper Doll, was approved. This was initiated some time ago here. And also introduced at the board. The landmark designation for 2031 Bush Street. The Kinmon Gakuen building. That's all I have.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hyland:

Right. I just I wanted to kind of inform the other commissioners – Commissioner Matsuda and I met with Director Rahaim and Mr. Joslin to talk about the changes in staffing for our commission with Mr. Frye's departure. And at the moment, we're going to do something for the next few months as a test. And instead of having a single person as our point of contact, as Mr. Frye did, they're going to delegate that to the three – I guess quadrant? Rather the three supervisors, each that lead the quadrants. So, it's a, and help me with the name -- so it's –

Jeff Joslin:

Marcelle Boudreaux, Rich Sucre, and Elizabeth Gordon-Jonckheer.

President Hyland:

Yeah. So, those will be in -- the projects will be based on the quadrants that they are overseeing. And then of course, Mr. Joslin will be here with us. So, we're all working out the kind of kinks that we're so used to relying on Mr. Frye. And so it will be kind of a – as we can see it wasn't as totally smooth process but we're learning and we think it is going to be an improvement. Hopefully it will lighten or lessen the bottleneck of some of the communications where it will be shared amongst three people as opposed to one.

4. Consideration of Adoption:

- [Draft Minutes for ARC May 1, 2019](#)
- [Draft Minutes for HPC May 15, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram

4. Commission Comments & Questions

Commissioner Wolfram:

I would like to inform the Commissioners, I think everybody knows, that this is my last hearing. I'm resigning effective June 30th as I am moving out of the city. So, I want to thank you, all, for your service and happy to work with you for 10 years. Some of you for 10 years and some of you for not as long. It's been a real pleasure.

President Hyland:

Likewise.

Commissioner Pearlman:

I was actually going to talk about Commissioner Johnck not being with us anymore and that we do need to assign somebody or ask somebody to be the ex-officio for the ARC. But, in light of that, I was going to recommend Commissioner Wolfram which obviously will not be happening.

President Hyland:

Maybe we should just -- let's hold off on that. Maybe take that up on our next hearing and give us time.

Commissioner Pearlman:

That's fine.

President Hyland:

For the benefit of the public as of today, we will have two commissioners who is will no longer be with us. Commissioner Wolfram and we gave you the big send off.

Commissioner Wolfram:

That's right.

President Hyland:

But certainly, we do thank you for being with us. And 10 years has been very impressive, and I have enjoyed working with you immensely and wish you the best.

Commissioner Wolfram:

Thank you.

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.

6. 2019-002774DES (M. TAYLOR: (415) 575-9197)
770 WOOLSEY STREET – Consideration of a community-sponsored **Landmark Designation Application** for an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The site occupies one full city block (Assessor's Block 6055, Lot 001) bound by Wayland Street to the north, Woolsey Street to the south, Hamilton to the east, and Bowdoin to the west. The property is the former site of a family-owned cut flower nursery in operation from

1921-1990 and includes 18 greenhouse buildings organized into two rows, ancillary structures, and open space. The property is located in an RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.

(Proposed Continuance to July 17, 2019)

SPEAKERS: None
 ACTION: Continued to July 17, 2019
 AYES: Black, Johns, Matsuda, Pearlman, Wolfram
 RECUSED: 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.

F. REGULAR CALENDAR

- 7a. [2019-012009LBR](#) (S. CALTAGIRONE: (415) 558-6625)
305 DIVISADERO STREET – located on the west side of Divisadero Street between Page and Oak streets in the Haight-Ashbury neighborhood. Assessor’s Block 1218, Lot 006 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Comix Experience is a comic book and graphic novel store that has served San Francisco for 30 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 located within the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Desiree Smith – Staff report
 + Kathleen Amendola - Cruisin’ the Castro Walking Tours
 + Laura Braun - Anchor Brewing Company”
 + Linda Trudell - Hockey Haven
 + Robert Sheets - Hockey Haven
 + Dennis Handa - Hockey Haven
 + Derrick Remski, Aide to Sup Brown - Comix Experience
 + Jaime Carbenry - Hockey Haven
 + Samantha Curro - Hockey Haven
 + Ryan Burke - Hockey Haven
 + Melissa Lewis - Joe Goode Performance Group
 + Mike Buhler - Joe Goode Performance Group
 + Andrew Junius - El Toreador Fonda Mexicana Restaurant

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1057](#)

- 7b. [2019-011977LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3625 BALBOA STREET – located on the south side of Balboa Street between 37th and 38th avenues in the Outer Richmond neighborhood. Assessor’s Block 1607, Lot 023 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Hockey Haven is a neighborhood sports bar that has served San Francisco for 70 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 located within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1058](#)

- 7c. [2019-011979LBR](#) (S. CALTAGIRONE: (415) 558-6625)
50 WEST PORTAL AVENUE – located on the northwest side of West Portal Avenue between Ulloa and Vicente streets in the West Portal neighborhood. Assessor’s Block 2931, Lot 005 (District 7). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. El Toreador Fonda Mexicana Restaurant is a family-run restaurant that has served San Francisco for 62 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 located within the West Portal Avenue NCD (Neighborhood Commercial District) Zoning District Zoning District and 28-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
RESOLUTION: [1059](#)

- 7d. [2019-011976LBR](#) (S. CALTAGIRONE: (415) 558-6625)
499 ALABAMA STREET – located in the building bordered by Alabama, Florida, Mariposa, and 17th streets in the Mission neighborhood. Assessor’s Block 3969, Lot 001 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Joe Goode Performance Group is a dance and theater company that has served San Francisco for 33 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 located within an UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1060](#)

- 7e. [2019-011974LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1705 MARIPOSA STREET – located on the south side of Mariposa Street between De Haro and Carolina streets in the Potrero Hill neighborhood. Assessor’s Block 4007, Lot 001A (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Anchor Brewing Company is a brewery that has served San Francisco for 123 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 located within a PDR-1-G (Production, Distribution, and Repair – General) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1061](#)

- 7f. [2019-012004LBR](#) (S. CALTAGIRONE: (415) 558-6625)
815 BURNETT AVENUE – located on the east side of Burnett Avenue between Crestline Drive and Parkridge Drive in the Twin Peaks neighborhood. Assessor’s Block 2847, Lot 039 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Cruisin’ the Castro Walking Tours is a tour company that has served San Francisco for 30 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 located within a RM-1 (Residential, Mixed, Low Density) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 7a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram
 RESOLUTION: [1062](#)

8. [2018-009197COA](#) (S. FERGUSON: (415) 575-9074)
1470-1474 MCALLISTER STREET – north side between Scott and Pierce Streets. Assessor’s Block 0776, Lot 045 (District 5) – Request for **Certificate of Appropriateness** for work proposed to abate Planning Enforcement Case No. 2017-015635ENF, addressing work completed without a Certificate of Appropriateness, and proposed addition of a roof deck and driveway gate. Construction of the property was approved by the Historic Preservation Commission in 2012 and construction was completed in 2016. The property is located in the Alamo Square Historic District and is located within a RM-1 (Residential, Mixed, Low-Density) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Shannon Ferguson – Staff report
 + Andrew Junius – Project presentation
 + Allen Shum – Addition of driveway gate
 = Elizabeth Gordon-Jonckheer – Response to questions

ACTION: Approved with Conditions as amended to include:

1. Cornice wrapped around to the end of the building;
2. Steps to remain as is; and
3. Continue working with Staff to move the fence further back from the property line.

AYES: Black, Hyland, Matsuda, Pearlman, Wolfram
 ABSENT: Johns
 MOTION: [0377](#)

9. [2019-006264DES](#) (F. MCMILLEN: (415) 575-9076)
1315 WALLER STREET – Located on the south side of Waller Street between Masonic Avenue and Delmar Street, Assessor’s Block 1255, Lot 080 (District 6). Consideration of **Landmark Designation Application** for an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The wood frame Queen Anne-style building was constructed in 1896 for property owner John A. Whelan. This item has been calendared following receipt of a community-generated Landmark Designation Application. The property is located within a RH-3 (Residential – House, Three Family) and 40-X Height and Bulk District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Frances McMillen – Staff report
 + Aimee Lifer – Project presentation
 = Michelle Taylor – Mills Act

ACTION: Adopted a Motion directing Staff to add the subject property and surrounding three properties to the Landmarks Work Program.

AYES: Black, Hyland, Matsuda, Pearlman, Wolfram
 ABSENT: Johns

ADJOURNMENT – 2:27 PM
 ADOPTED JULY 17, 2019

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, July 17, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:39 PM

STAFF IN ATTENDANCE: Shannon Ferguson, Natalia Kwiatkowska, Jon Vimr, Michelle Taylor, Shelley Caltagirone, Stephanie Cisneros, Justin Greving, Jorgen Cleeman, Lily Langlois, Rich Sucre, Corey Teague - Zoning Administrator, Jeff Joslin, 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: Georgia Schuttish – Sunset survey

B. DEPARTMENT MATTERS

1. Director's Announcements

Jeff Joslin:

I don't have a report from the Director, but I have a couple of announcements myself. First of all, I am pleased to announce that we had some success in final throws of funding through the budget process and outside of the budget process. So, through the budget process the Duboce Triangle, process received \$24,000 to finish their designation work. And more so the survey, which I'm sure you recall had been advanced to the Board with a number of potential funding options that would have resulted in either at current levels, the Citywide Historic Survey taking six years at our most expedited request taking two and-a-half years. And it is essentially that more expedited funding level that was achieved through two means. One, the Historic Preservation Fund Committee contributed \$200,000 to the effort and the board approved \$250,000 a year for two years. If you further recall in more detail, we were seeking \$445,000 a year in order to achieve that timing. So, we are now fully funded for the first year, better than half funded for the additional staffing for the second year, and clearly in good position to otherwise leverage additional funding when we get to that point to fully fund that second year as well. So, thank you and congratulations to Commissioners Matsuda and Hyland and others out there that did a lot of work attempting to advance that successful outcome.

And then on another slightly unusual note, I want to draw your attention to a film that's in the theatres right now called The Last Black Man of San Francisco. For those of you that haven't seen it, the reason I mention it here is that there are two human characters that are lead characters in the film. But I would argue there is a third lead character and it's actually one of our historic resources. So, the film generally is really a bit of a love letter and providing some insight into the current moment of San Francisco. But again, there is this interesting preservation component so, in a theater near you. That may be our first movie review. That is all I have.

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

None.

C. COMMISSION MATTERS

3. President's Report and Announcements

None.

4. Consideration of Adoption:

- [Draft Minutes for HPC June 19, 2019](#)

SPEAKERS: None
ACTION: Adopted

AYES: Black, Hyland, Johns, Matsuda, Pearlman

5. Commission Comments & Questions

Commissioner Matsuda:

I have a disclosure. This morning I had a conversation with the owner of 770 Woolsey and also with a member of the mayor's office regarding the same issue.

Commissioner Pearlman:

I had forgotten, but yes, I had talked to the Mayor's Office as well about Woolsey. But I wanted to -- since our last meeting most of you know about the vote by the Board of Education about the destruction of the Victor Arnautoff murals at George Washington high school. And I do think that it is appropriate for the HPC to comment publicly, in my opinion, condemn the actions. But that is my opinion. And ultimately because we don't have any bureaucratic means of, you know, relating to the Board of Education as we try to landmark the George Washington high school specifically for its architecture and these particular murals. So, we don't have any means to do that. And then I just read yesterday that, I think it's John Gallinger up in Telegraph Hill is working on a ballot measure for 2020 to prevent this action from happening. And I don't know what the text of that is. Often those things can be strange and may not achieve exactly what we all might think. But I would like to calendar something so that we could, you know, present a letter. Somehow make a public statement. I know some of you have been, and I have been getting e-mails.

President Hyland:

We actually have an update for you. Commissioner Matsuda you want to --

Commissioner Pearlman:

Oh okay. That would be great thank you.

Commissioner Matsuda:

Sure. I think we heard about this after our last commission meeting. And we were told that the Board of Education was going to meet the next day. So, President Hyland and I wrote a letter to the president of the Board of Education as well as to Supervisor Fewer's office expressing our concern. And then to think about having a meeting with the president of the board to figure out what we can do to -- at least meet with him and express our concerns and express our particular interest in this.

Commissioner Pearlman:

Yeah, I mean many people wrote letters and clearly it had, you know, virtually no, it fell on deaf ears. And I'm just wondering if there's something that would be more public. Because many people are sending emails about it to us saying that the HPC should do something. And because of the structure of the city we don't have that opportunity. So, I don't know if there's a, you know, you have had these conversations. But I don't know if there is a way that the public can know that we expressed our concerns and somehow get it to the public that there are these strangle holds that we have relative to the bureaucratic structure of the city.

Commissioner Black:

I am in support if you want to calendar it.

Commissioner Pearlman:

Now I don't know specifically what we would do, but somehow make a public statement. Even if it's just at a hearing and we discuss it.

President Hyland:

Okay why don't we --

Commissioner Johns:

We should calendar it.

Commissioner Matsuda:

Why don't we calendar it and maybe before that if President Hyland and I can see if we could get a conversation, a meeting with the president of the board.

Commissioner Pearlman:

That would be great. Thank you.

President Hyland:

And then part of that we can just get an update on what the status is. Because what the actual item that they took would be informative.

Commissioner Pearlman:

Right. Thank you.

Commissioner Black:

I also want to disclose that I met with the developer at the site of 770 Woolsey and I was contacted by the mayor's office for the same project.

Commissioner Johns:

Well I received an inquiry from the mayor's office and then I went out and on my own inspected the property.

President Hyland:

Okay. And I might as well say I will be recusing myself for 770 Woolsey because ARG did the HRE for the developer. And I have a current relationship with them. But I was also contacted by the mayor's office so definitely an important project.

D. 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.

6. [2016-006157COA](#) (J. FLYNN: (415) 575-9057)
FULTON STREET, ADJACENT TO THE ASIAN ART MUSEUM – existing temporary interactive installation located on Fulton Street adjacent to the Asian Art Museum, within the Civic Center Landmark District (District 6). Request to amend the conditions of approval for an existing **Certificate of Appropriateness** to allow a three (3) year extension of a previously approved project. Installed in May of 2017, the existing community project serves as a hub for public art and free programming led by the Asian Art Museum in partnership with the SF Public Library and other organizations. Extension of the existing Certificate of Appropriateness, authorized through Motion No. 0286, is required for the existing permit package to remain valid.
Preliminary Recommendation: Approve

SPEAKERS: None
 ACTION: Approved
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0378](#)

E. REGULAR CALENDAR

- 7a. [2018-013697COA](#) (S. FERGUSON: (415) 575-9074)
3500 JACKSON STREET – located on the southwest corner of Jackson and Locusts streets, Assessor's Block 0970, Lot 002 (District 2). Request for a **Certificate of Appropriateness** for demolition of an existing garage and construction of new larger garage with roof deck, expansion of the building at the west elevation, new stairs at the west elevation, infill with new roof at the third story on the west elevation, modification of the porte-cochere/carriageway, new window openings at the west and north elevations, replacement of chimneys, and interior alterations at all floors. The subject property is Landmark No. 56 and is in a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Shannon Ferguson – Staff report
 + Thomas Kligerman – Project presentation
 + Eric Jacobs – Project presentation
 - Alicia Guerra – Impacts to the adjacent property
 + Carl Baker – Retaining wall
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0379](#)

- 7b. [2018-013697VAR](#) (S. FERGUSON: (415) 575-9074)
3500 JACKSON STREET – located on the southwest corner of Jackson and Locusts Streets, Assessor's Block 0970, Lot 002 (District 2). Request for a **Variance** from the Zoning Administrator for the rear yard pursuant to Planning Code Section 134 for construction of a new garage. The subject property is in a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 7a.
 ACTION: ZA Closed the PH and intends to Grant

8. [2017-013745COA](#) (N. KWIATKOWSKA: (415) 575-9185)
443 FOLSOM STREET – located on the southeast side between Fremont and 1st streets; Lot 028 in Assessor’s Block 3748 (District 6) – Request for a **Certificate of Appropriateness** to complete exterior and interior alterations including repair and replacement of windows and cladding, modifications to non-visible roof monitor and footprint, and sign replacement to accommodate a change of use from Industrial to Cannabis Retail. The subject property, historically known as Edwin Klockars Blacksmith Shop, is City Landmark No. 149 and is located within the RH-DTR (Rincon Hill Downtown Residential Mixed Use) Zoning District and 85/200-R Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Natalia Kwiatkowska – Staff report
 + Travis Kelly – Project presentation
 + Lisa Harvey – Design presentation
 + Andrew Junius – Condition No. 2
 = Rich Sucre – Response to questions
 ACTION: Approved with Conditions as Amended
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0380](#)

9. [2019-005599COA](#) (J. VIMR: (415) 575-9109)
970 TENNESSEE STREET – located on the west side between 20th and 22nd streets; Lot 022 in Assessor’s Block 4107 (District 10) – Request for a **Certificate of Appropriateness** to modify openings along the secondary, north elevation of the subject building, including new window openings and the installation of painted steel windows. The subject property is contributory to the Article 10 Dogpatch Landmark District and is located within a UMU (Urban Mixed Use) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve

SPEAKERS: = Jonathan Vimr – Staff report
 + Harvey Hacker – Project presentation
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0381](#)

10. [2019-002884PTA](#) (J. VIMR: (415) 575-9109)
220 POST STREET – located on the north side between Stockton Street and Grant Avenue; Lot 007 in Assessor’s Block 0294 (District 3) – Request for a **Permit to Alter** to repaint existing window and exterior surfaces, replace non-historic storefronts within the same openings, and install new rooftop features including a roof deck, railing, elevator penthouse, and a new stair to the roof level. The subject property is a Category IV (Contributory) building within the Article 11 Kearny-Market-Mason-Sutter Conservation District and is located within a C-3-R (Downtown-Retail) Zoning District and 80-130-F Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jonathan Vimr – Staff report
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0382](#)

11. [2019-002774DES](#) (M. TAYLOR: (415) 575-9197)
770 WOOLSEY STREET – Consideration of a community-sponsored **Landmark Designation** Application for an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. The subject property occupies one full city block (Assessor's Block 6055, Lot 001) bound by Wayland Street to the north, Woolsey Street to the south, Hamilton Street to the east, and Bowdoin Street to the west. The property is the former site of a family-owned cut flower nursery in operation from 1921-1990 and includes 18 greenhouse buildings, ancillary structures, and open space. The property is in a RH-1 (Residential-House, One Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Add property to the Landmark Designation Work Program
 (Continued from Regular hearing on June 19, 2019)

SPEAKERS: = Michelle Taylor – Staff report
 + Elisa Laird-Metke - Landmarking
 + Stacy Flower – Landmarking
 + Karen Cancino - Support
 + Greg Holmes - Support
 + Caitlin Galloway - Support
 + Laura Kemp - Support
 + Bonnie Bridges - Support
 - Jesse Herzog - Opposition
 + Maggie Weis - Support
 + Mike Buhler - Support
 + Thomas Hayden - Support
 + Eilyn Gonzalez - Support
 + Kelly Torres - Support
 + Ray Rauen – Support
 + Angela Matt – Support
 - Kathy Wu – Opposition
 - Eric Tao – Opposition
 = Corey Smith – Preserve and build
 + Dori Steinberg - Support
 ACTION: After a motion to not add to the Work Program failed +3 -1 (Hyland recused); no alternate motion was made; Disapproved
 RECUSED: Hyland

- 12a. [2019-013281LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1320 EGBERT AVENUE – is located on the north side of Egbert between Ingalls and Jennings streets in the Bayview neighborhood. Assessor's Block 4910, Lot 005 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Anco Iron & Construction, Inc. is a third-

generation family-run ironwork company that has served San Francisco for 50 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 located within a PDR-2 (Core Production, Distribution, and Repair) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Gina Mark – Seismic upgrade, Hobby Company SF
 + Richard Hashimoto – Kinmon Gakuen
 + Alana Nelson – Yasukochi’s Sweet Shop
 + Kenji Taguma – Nichi Bei Foundation
 + Richard Portugal – F. Dorian
 + Michael Miller – F. Dorian
 + Ginger – Tin Wah Noodle Company

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johns, Matsuda, Pearlman

RESOLUTION: [1063](#)

- 12b. [2019-013282LBR](#) (S. CALTAGIRONE: (415) 558-6625)
370 HAYES STREET – is located on the north side of Hayes Street between Gough and Franklin streets in the Hayes Valley neighborhood. Assessor’s Block 0809, Lot 012 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. F. Dorian is a gift shop that has served San Francisco for 28 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 located within the Hayes Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X/50-X Height and Bulk Districts.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1064](#)

- 12c. [2019-013283LBR](#) (S. CALTAGIRONE: (415) 558-6625)
5150 GEARY BOULEVARD – is located on the north side of Geary Boulevard between 15th and 16th Avenues in the Inner Richmond neighborhood. Assessor’s Block 1447, Lot 049 (District 1). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Hobby Company is a craft and hobby shop that has served San Francisco for 44 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 located within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1065](#)

- 12d. [2019-013674LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[3982 24TH STREET](#) – is located on the north side of 24th Street between Noe and Sanchez streets in the Noe Valley neighborhood. Assessor’s Block 3654, Lot 017 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Just For Fun is a retail store featuring art supplies, gifts, toys, and stationary that has served San Francisco for 32 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 located within the 24th Street-Noe Valley NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1066](#)

- 12e. [2019-013289LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[2031 BUSH STREET](#) – is located on the southwest corner of Bush and Steiner streets in the Japantown neighborhood. Assessor’s Block 0679, Lot 001 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Kinmon Gakuen is a Japanese language school that has served San Francisco for 109 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 located within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Pearlman
 RECUSED: Matsuda
 RESOLUTION: [1067](#)

- 12f. [2019-013291LBR](#) (S. CALTAGIRONE: (415) 558-6625)
309 SUTTER STREET – is located on the south side of Sutter Street between Stockton Street and Grant Avenue in the Downtown neighborhood. Assessor’s Block 0294, Lot 023 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lang Antique and Estate Jewelry is a vintage jewelry store that has served San Francisco for 50 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 located within the C-3-R (Downtown Retail) Zoning District and 80-130-F Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman
RESOLUTION: [1068](#)

- 12g. [2019-013678LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1899 IRVING STREET – is located on the south side of Irving Street between 19th and 20th avenues in the Sunset neighborhood. Assessor’s Block 1774, Lot 042 (District 4). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Lucca’s Foods, Deli & Wine Shop is a neighborhood grocery store and delicatessen that has served San Francisco for 92 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 located within the Irving Street NCD (Neighborhood Commercial District) Zoning District and 105-A Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman
RESOLUTION: [1069](#)

- 12h. [2019-013310LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1832 BUCHANAN STREET – is located on the east side of Buchanan Street between Bush and Sutter streets in the Japantown neighborhood. Assessor’s Block 0675, Lot 051 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Nichi Bei Foundation and its publication the Nichi Bei Weekly (2009 to present) is a community media organization that has served San Francisco for 120 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 located within the Japantown NCD (Neighborhood

Commercial District)/RM-3 (Residential-Mixed, Medium Density) Zoning Districts and 40-X/50-X Height and Bulk Districts.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Pearlman
 RECUSED: Matsuda
 RESOLUTION: [1070](#)

- 12i. [2019-013312LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1684 POST STREET – is located on the northeast corner of Post and Buchanan streets in the Japantown neighborhood. Assessor’s Block 0686, Lot 034 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The National Japanese American Historical Society, Inc. is an organization dedicated to collecting, preserving, interpreting and sharing the Japanese American experience 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 located within the Japantown NCD (Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Pearlman
 RECUSED: Matsuda
 RESOLUTION: [1071](#)

- 12j. [2019-013680LBR](#) (S. CALTAGIRONE: (415) 558-6625)
601 UNION STREET – is located on the south side of Union Street between Stockton and Columbus streets in the North Beach neighborhood. Assessor’s Block 0117, Lot 001 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Original Joes North Beach is an Italian-American restaurant that has served San Francisco for 77 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 located within the North Beach NCD (North Beach Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1072](#)

- 12k. [2019-013681LBR](#) (S. CALTAGIRONE: (415) 558-6625)
444 BATTERY STREET – is located on the east side of Battery Street between Washington and Clay streets in the Financial District neighborhood. Assessor’s Block 0204, Lot 019 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Punch Line San Francisco is a comedy club that has served San Francisco for 41 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 located within a C-3-O (Downtown Office) Zoning District and 200-S Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as item 12a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman
RESOLUTION: [1073](#)
- 12l. [2018-016406LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1965 AL SCOMA WAY – is located on the south side of Al Scoma Way between the Hyde Street Pier and Pier 45 in the Fisherman’s Wharf neighborhood. Assessor’s Block 0006, Lot 001 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Scoma’s Restaurant is a brand and seafood restaurant that has served San Francisco for 54 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 located within a C-2 (Community Business) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as item 12a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman
RESOLUTION: [1074](#)
- 12m. [2019-013682LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1950 INNES AVENUE #2 – on the north side of Innes Avenue between Selby and Ranklin streets in the Bayview neighborhood. Assessor’s Block 5250, Lot 005 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Tin Wah Noodle Company is a noodle manufacturer that has served San Francisco for 70 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 located within a PDR-2 (Core Production, Distribution, Repair) Zoning District and 80-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1075](#)

- 12n. [2019-013291LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1790 SUTTER STREET– on the northeast corner of Sutter and Bush streets in the Japantown neighborhood. Assessor’s Block 0675, Lot 039 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Yasukochi’s Sweet Shop is a bakery that has served San Francisco for 70 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 located within the Japantown NCD (Neighborhood Commercial District) Zoning District and 50-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 12a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Pearlman
 RECUSED: Matsuda
 RESOLUTION: [1076](#)

13. [2019-012703CRV](#) (S. CISNEROS: (415) 575-9186)
2168 MARKET STREET – located on the north side of Market Street, Assessor’s Block 3542, Lot 017. Request for **Review and Comment** on the nomination of the subject property to the National Register of Historic Places. The subject property is City Landmark No. 267 (the Swedish American Hall) and is located within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District, Market and Octavia Area Plan, and 40-X and 50-X Height and Bulk Limit.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: = Stephanie Cisneros – Staff report
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1077](#)

14. [2019-012704CRV](#) (J. GREVING: (415) 575-9169)
GLEN PARK BART STATION (2901 DIAMOND STREET – located on the southeast corner of Diamond and Bosworth Street, Assessor’s 6755, Lot 026. **Review and Comment** on the nomination of the subject property to the National Register of Historic Places. The subject property is located within a P (Public) Zoning District, and 40-X Height and Bulk Limit.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

SPEAKERS: = Justin Greving – Staff report
ACTION: Adopted a Recommendation for Approval
AYES: Black, Hyland, Johns, Matsuda, Pearlman
RESOLUTION: [1078](#)

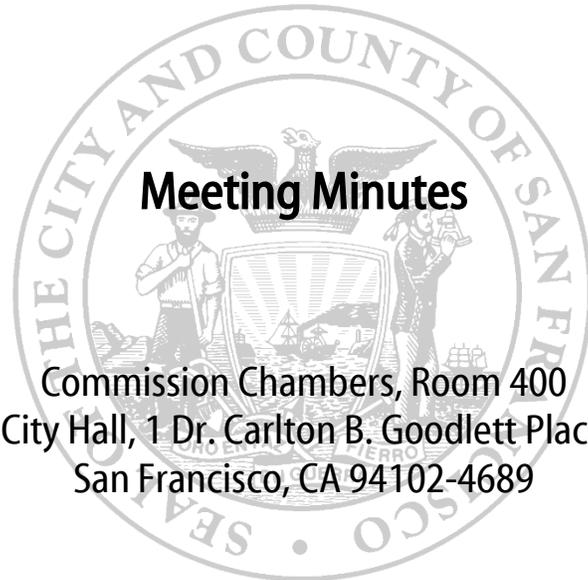
15. [2015-000940CWPENV](#) (J. CLEEMAN: (415) 575-8763)
MARKET OCTAVIA PLAN AMENDMENT – Informational Presentation on the Market Octavia Plan Amendment (“The Hub”) including updated land use, urban form, public realm and public benefits recommendations. More information can be found at <http://sf-planning.org/market-street-hub-project>

Preliminary Recommendation: None – Informational

SPEAKERS: = Jorgen Cleeman – Staff presentation
= Lily Langlois – Staff presentation
ACTION: Reviewed and Commented

ADJOURNMENT 4:17 PM
ADOPTED AUGUST 7, 2019

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 7, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:31 PM

STAFF IN ATTENDANCE: Jorgen Cleemann, Allison Vanderslice, Lily Langlois, Shannon Ferguson, Elizabeth Gordon-Jonckheer, Kelly Wong, Monica Giacomucci, Jeff Joslin, John Rahaim – Planning Director, 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
None

C. COMMISSION MATTERS

3. President's Report and Announcements
None
4. Consideration of Adoption:
 - [Draft Minutes for HPC July 17, 2019](#)

SPEAKERS: None
ACTION: Adopted
AYES: Black, Hyland, Johns, Matsuda, Pearlman
5. Commission Comments & Questions

Commissioner Matsuda:

I just have one disclosure. After our July 17th, 2019 hearing, I received a phone call from Supervisor Ronen's office regarding the Friends of Woolsey or the motion to include the Woolsey project on our landmark designation.

D. 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.

6. [2018-13212COA](#) (S. FERGUSON: (415) 575-9074)
78 CARMELITA STREET – east side between Waller Street and Duboce Park. Assessor's Block 0864, Lot 018 (District 8) – Request for **Certificate of Appropriateness** to enclose an open area under a cantilevered room built on columns; construct a contemporary rear yard deck and stair not visible from the public right of way that requires construction of a firewall; and remove/add a minor amount of window area on the north elevation not visible from the public right of way. The property is located in the Duboce Park Historic District and is in a RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve

SPEAKERS: None

ACTION: Approved
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0383](#)

E. REGULAR CALENDAR

7. [2015-000940ENV](#) (J. CLEEMANN: (415) 575-8763)
THE HUB PLAN, 30 VAN NESS AVENUE PROJECT, 98 FRANKLIN STREET PROJECT, AND HUB HOUSING SUSTAINABILITY DISTRICT – **Review and Comment** on the Draft Environmental Impact Report. The Hub Plan proposes to amend the 2008 Market and Octavia Area Plan of the San Francisco General Plan for the easternmost portions of the Market and Octavia Area Plan. The Hub Plan would change current zoning controls applicable to the area and implement public realm improvements. The Planning Department also proposes the designation of all or portions of the Hub Plan area as a Housing Sustainability District to allow the City of San Francisco to exercise streamlined ministerial approval of residential and mixed-use development projects meeting certain requirements. The Draft Environmental Impact Report (DEIR) also evaluates environmental impacts of two individual development projects located within the Hub Plan Area at 30 Van Ness Avenue and 98 Franklin Street. The DEIR includes a historic resources survey, impacts to historic resources, mitigation measures, and project alternatives.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Jorgen Cleemann – Staff presentation
 ACTION: Reviewed and Commented

8. [2018-015774COA](#) (S. FERGUSON: (415) 575-9074)
581 WALLER STREET – south side between Pierce and Potomac Streets. Assessor's Block 0865, Lot 022 (District 8) – Request for **Certificate of Appropriateness** to comply with Planning Enforcement Case No. 2018-012859ENF for demolition exceeding the approved scope of work. The property is located in the Duboce Park Historic District and is in a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Shannon Ferguson – Staff report
 + Eliza Hart – Design presentation
 = Kelly Wong – Enforcement
 ACTION: Approved with Conditions
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 MOTION: [0384](#)

9. [2019-001734PTA](#) (M. GIACOMUCCI: (415) 575-8714)
149 9TH STREET– located on the north side of 9th Street between Natoma and Minna Streets, Assessor's Block 3728, Lot 048 (District 6). Request for **Major Permit to Alter** to construct a roof deck and elevator penthouse and restore two window bays on the Natoma Street façade. The subject property is rated Category III pursuant to Appendix C to Article 11 of the Planning Code. It is located within the RCD (Regional Commercial District) Zoning District, Western SoMa Special Use District and 55-X Height/Bulk Limit.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Monica Giacomucci – Staff report
+ Tom Tunney – Project presentation
+ Albert Costa - Design presentation
ACTION: Approved with Conditions
AYES: Black, Hyland, Johns, Matsuda, Pearlman
MOTION: [0385](#)

ADJOURNMENT 1:34 PM
ADOPTED AUGUST 21, 2019

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 21, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:34 PM

STAFF IN ATTENDANCE: Shannon Ferguson, Allison Vanderslice, Natalia Kwiatkowska, Jonathan Vimr, Rich Sucre, AnMarie Rodgers, Jeff Joslin, 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: Richard Rothman – Mural projects

B. DEPARTMENT MATTERS

1. Director's Announcements

Jeff Joslin:

Good afternoon, Commissioners. No report from the Director, welcome to the sauna, apologies to the room. We are used to metaphorical heat in this room, but not quite as literal as it is today. I do want to introduce AnMarie Rodgers who wants to speak a little bit about some of our organizational changes related to Historic Preservation.

AnMarie Rodgers:

Good afternoon, Commissioners. I'm AnMarie Rodgers. I'm the Director of Citywide Policy, which is the Planning Department's long-range division. And I know that you are aware, but I wanted to take an opportunity to share publicly with the folks in the audience that we have been integrating our Historic Preservation staff into the policy staff in Citywide and throughout the Department. Within Citywide, we already did have specialists on topics such as Housing, Transportation, Equity and Sustainability, and now we are very pleased to have a Historic Preservation staff at our disposal. And so, I would also like to take an opportunity to encourage you to consider all of our staff as staff of this Commission and utilize them when you have preservation topics that may cross over and interact with some of those other topics under the Planning Department's purview. With that, we're very excited to be working more visibly before the Commission, and I will be introducing the second item on your regular agenda, the Better Market Street item.

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

None.

C. COMMISSION MATTERS

3. President's Report and Announcements

None.

4. Consideration of Adoption:

- [Draft Minutes for ARC June 19, 2019](#)
- [Draft Minutes for HPC August 7, 2019](#)

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

5. Commission Comments & Questions

None.

D. 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.

6. [2019-000539PTA](#) (J. VIMR: (415) 575-9109)
1000 MARKET STREET – located on the north side of Market Street at its intersection with Golden Gate Avenue, Taylor Street, and 6th Street, Lot 001 in Assessor’s Block 0350 (District 6) – Request for a **Permit to Alter** to retain/repair (as needed) the full length of the Market Street historic cornice return and remove all but the front portion of the Golden Gate Avenue cornice return. The subject property is a Category I (Significant) building individually designated under Article 11 of the Planning Code and is located within a C-3-G (Downtown-General) Zoning District, the Market Street Special Sign District, and 120-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Black, Johns, Matsuda, Pearlman
 MOTION: [0386](#)
 RECUSED: Hyland

E. REGULAR CALENDAR

7. [GEORGE WASHINGTON HIGH SCHOOL MURALS](#) – **Review and Comment** on the “Life of Washington” mural painted by Victor Arnautoff in 1935 as part of the Works Progress Administration. The Historic Preservation Commission added the Institution to the Landmark Designation Work Program on August 17, 2016 and initiated Landmark Designation on October 18, 2017.

SPEAKERS: = Shannon Ferguson – Staff report
 = Robert Cherny – Mural presentation
 = Woody LaBounty – Reversible solution
 + Richard Rothman – Murals
 + Lope Yap, Jr. – Murals
 + Ron Miguel – Teaching tool
 + Drake Davis – Cover up at most
 ACTION: Reviewed and Commented

8. 2014.0012E (C. OLEA, Public Works: (415) 437-7050)
BETTER MARKET STREET PROJECT – Better Market Street is an interagency project led by San Francisco Public Works in coordination with project partners, including the San Francisco Planning Department (Planning Department), San Francisco Municipal Transportation Agency (SFMTA), San Francisco Public Utilities Commission (SFPUC), San Francisco Arts Commission, and the San Francisco County Transportation Authority (SFCTA). The proposed project will redesign and provide a program of transportation and streetscape improvements to a 2.2 mile stretch of Market Street between Steuart Street and Octavia Boulevard. This **Informational Presentation** will provide an update on the

project's conceptual design elements, including sidewalk paving, trees, and Path of Gold decorative bases. The project team seeks comments on the proposed design concepts.

Preliminary Recommendation: Review and Comment

SPEAKERS: = AnMarie Rodger - Introduction
 + Cristina Olea – Project presentation
 + Nicole Bohn – Accessibility
 + John Dennis – Design
 = Robert Planthold – Safety
 + Charles Deffarges – Safety
 + Brian Haagsman - Walkability
 + Ron Miguel – Bringing Market St. into the 21st century

ACTION: Reviewed and Commented

- 9a. [2019-014684LBR](#) (S. CALTAGIRONE: (415) 558-6625)
300 PAGE STREET – located on the north side of Page Street between Laguna and Buchanan streets in the Western Addition neighborhood. Assessor's Block 0840, Lot 002 (District 5). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. San Francisco Zen Center is a residential and training center for the study of Zen Buddhism that has served San Francisco for 57 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 located within a RTO (Residential Transit Oriented) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Tracey Sylvester – EHS Pilates
 + Amanda Alvarado-Ford – La Raza
 +Lanny Lighthill – Moshi Moshi
 + Phillip Atkinson – Moshi Moshi

ACTION: Adopted a Recommendation for Approval

AYES: Black, Hyland, Johns, Matsuda, Pearlman

RESOLUTION: [1079](#)

- 9b. [2019-014685LBR](#) (S. CALTAGIRONE: (415) 558-6625)
2092 3RD STREET – located on the west side of 3rd Street between 18th and Mariposa streets in the Potrero Hill neighborhood. Assessor's Block 3995, Lot 007 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Moshi Moshi is a restaurant and bar specializing in Japanese cuisine that has served San Francisco for 33 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 located within a UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1080](#)

- 9c. [2019-014683LBR](#) (S. CALTAGIRONE: (415) 558-6625)
 474 VALENCIA STREET – located on the west side of Valencia Street between 15th and 16th streets in the Mission neighborhood. Assessor’s Block 3555, Lot 063 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. La Raza Centro Legal is a not-for-profit, community-serving legal organization that has served San Francisco for 45 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 located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1081](#)

- 9d. [2019-014681LBR](#) (S. CALTAGIRONE: (415) 558-6625)
 1452 VALENCIA STREET – located on the west side of Valencia Street between 25th and 26th streets in the Mission neighborhood. Assessor’s Block 6531, Lot 010 (District 8). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. EHS Pilates is a Pilates studio that has served San Francisco for 27 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 located within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 9a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Hyland, Johns, Matsuda, Pearlman
 RESOLUTION: [1082](#)

10. [2018-007244COA](#) (N. KWIATKOWSKA: (415) 575-9185)

3347 21ST STREET – located on the south side between Valencia and Guerrero streets; Lot 094 in Assessor’s Block 3617 (District 8) – Request for a **Certificate of Appropriateness** to replace existing fence at front of the property, which was constructed without benefit of a building permit and Certificate of Appropriateness. The subject property, constructed circa 1865, is a contributor to the Article 10 Liberty-Hill Landmark District and is located within a RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Modifications

SPEAKERS: = Natalia Kwiatkowska – Staff report
+ Jan Sluizer - Project presentation
+ Speaker – Support
+ Francesca Rock - Support
+ Marilyn Bair – Support
+ Mary Gilliford – Support
+ Speaker – Support
+ Robert Rule – Support
+ Diane Keaton – Support
+ Michele Grossman – Support
+ Speaker – Support
+ Kristina Pappas – Support

ACTION: Approved with Conditions as amended:
1. Striking first three conditions;
2. Remove the gable and reduce the height by approximately 3’ -8”; and
3. Provide matching trim.

AYES: Black, Hyland, Johns, Matsuda, Pearlman

MOTION: [0387](#)

11. [2015-009783PTA](#) (J. VIMR: (415) 575-9109)
220-222 BATTERY STREET – located on the east side of Battery Street between Halleck Alley and California Street, Lot 013 in Assessor’s Block 0237 (District 3) – Request for a **Permit to Alter** to construct a four-story vertical addition with roof deck atop the existing building. The addition would provide four new residential units with the use of the existing building remaining unchanged. With the proposed addition, the building’s overall height would be approximately 68 feet, 7 inches. The subject property is a Category V (Unrated) building located within the Article 11 Front-California Conservation District, the C-3-O (Downtown-Office) Zoning District, and 300-S Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Jonathan Vimr = Staff report
+ Speaker – Project presentation

ACTION: Approved with Conditions

AYES: Black, Hyland, Johns, Matsuda, Pearlman

MOTION: [0388](#)

ADJOURNMENT 4:07 PM
ADOPTED SEPTEMBER 18, 2019

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, September 18, 2019
12:30 p.m.
Regular Meeting

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HYLAND AT 12:36 PM

STAFF IN ATTENDANCE: Shannon Ferguson, Shelley Caltagirone, Rich Sucre, Patrick Race, Jeff Joslin, 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: Mark Loper – 2 Henry Adams

B. DEPARTMENT MATTERS

1. Director's Announcements

Jeff Joslin:

I don't have an announcement from the director, but about the director. As you all know, our beloved and esteemed director, John Rahaim, is retiring on March 1st. I wanted to inform you that tomorrow at Planning Commission under Commission Matters, there is going to be a discussion of potential desired qualities for the next Planning director. That of course is an agenda item. There will be opportunity for public discussion. And you all are welcome to participate as well. That's it.

Commissioner Pearlman:

How is the new director going to be selected? Is there a selection committee and who is on that committee? How is that done?

Jonas P. Ionin, Commission Secretary:

The Planning Commission is responsible of presenting three names to the mayor. And the mayor makes the final selection. So, the Planning Commission, through the department will be conducting a nationwide search.

Commissioner Pearlman:

Okay. Thank you.

Jeff Joslin:

And the mayor's selection could be from the list or from another list.

Commissioner Pearlman:

Or not. Thanks.

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

Jeff Joslin:

No report from the Planning Commission. I did want to inform you that the respective two new commissioners moved, approval went through, moved through Rules Committee yesterday, on their way to the board. Is that correct?

Jonas P. Ionin, Commission Secretary:

A week ago. They were both moved through the Rules Committee a week ago, and yesterday in front of the full board, they were continued for a week.

Jeff Joslin:

Okay.

Commissioner Pearlman:

Can we get an update on who that is?

Jonas P. Ionin, Commission Secretary:

The names that were nominated by the mayor are Chris Foley and Lydia So.

C. COMMISSION MATTERS

2. President's Report and Announcements - None

4. Consideration of Adoption:

- [Draft Minutes for HPC August 21, 2019](#)

SPEAKERS: None

ACTION: Adopted

AYES: Black, Hyland, Johns, Matsuda, Pearlman

5. Commission Comments & Questions

Commissioner Pearlman:

I have, as in my practice as an architect, I've been approached by someone who has a property that has a Legacy Business in it. It's a one-story commercial building and of course, what they want to do is take advantage of the Home SF program to build 20-30 units of housing, which would of course require that building to be demolished. So, it's just something for future discussion. I mean I'm at the very early stages of this. But I guess the question is, if the owner is willing to, you know, retain that business back in the new building after it's completed -- I mean, what would the stand be for the Historic Commission relative to the processing of that project which would cause the demolition of an approved Legacy Business? And then, you know, depending on its future, you know, how would we look at that? So, it's really, it's kind of a staff question. I posed this to Shelley Caltagirone, and she said we haven't had that circumstance yet. So, it would be something that would have to be discussed. So, I just wanted to bring that up as something to think about and maybe we could, you know, have a short discussion of this on a later agenda.

President Hyland:

Okay, sure.

President Hyland:

Excuse me, Jonas. Do we want to talk a little bit about the future meetings and Closed Session, October 2nd, potential -- make sure we have a quorum for it?

Jonas P. Ionin, Commission Secretary:

Certainly. Yes, I've polled everybody except for Commissioner Pearlman --

President Hyland:

Oh, you already did that? Okay.

Jonas P. Ionin, Commission Secretary:

The City Attorney's office is requesting a Closed Session before the Commission on October 2nd. Actually, I didn't hear a confirmation from yourself or the vice president, but I believe everyone should be available.

Commissioner Pearlman:

I had anticipated being here because it's one of our meetings.

President Hyland:

Yes right. The time is what I'm more concerned about.

Jonas P. Ionin, Commission Secretary:

It would start probably before 12:30, somewhere around 10:30 or 11:00.

President Hyland:

My preference is a little later. 11 would be fine.

Commissioner Matsuda:

Do we anticipate it being more than an hour?

Jonas P. Ionin, Commission Secretary:

No.

President Hyland:

So, if we could do 11, that would be my preference.

Jonas P. Ionin, Commission Secretary:

Great.

President Hyland:

And then, on October 17th, I just want to make sure -- so in response to the public comment on us trying to be more efficient in our agendas, we're not necessarily going to one meeting a month. But if we only have agenda items for one meeting a month, that's what we've been trying to do to take advantage of our time here, so we have a fuller agenda. But at the moment, October 16th, we have nothing on our calendar.

Jonas P. Ionin, Commission Secretary:

Currently there is nothing on October 16th. There is an ARC meeting scheduled for November 6th and a full calendar on the 2nd and the 6th. But, yes, we don't cancel one of the meetings in a month. If something needs to be heard, we will certainly --

President Hyland:

You'll hear it. So, we'll address that on the second if we need to put something on the agenda for the 16th?

Jonas P. Ionin, Commission Secretary:

Sure. Anything else, commissioners?

Commissioner Johns:

I have a question about that. If we get into a situation where we only have one meeting a month and somebody has something that for some reason has to be heard, is there some provision for us to call a special meeting?

Jonas P. Ionin, Commission Secretary:

We could. I would just suggest that we don't cancel the meeting formally, and we send out a cancellation agenda. We would probably do that a week in advance, although the rules say we that need to provide 72 hours' notice minimum. But that way, it provides for that opportunity to have items to be heard, if they need to be.

Commissioner Johns:

Okay, thank you.

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.

- 6a. 2018-008528COA (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor's Block 3607 (District 8). Request for a **Certificate of Appropriateness** to construct a 981 square-foot, one-story garage and deck within the front setback area of a two-family, two-story dwelling. The project also includes excavation under the existing building to accommodate habitable space. The subject property is a contributing resource within the Liberty-Hill Landmark District. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions
(Proposed continuance to October 2, 2019)

SPEAKERS: None
 ACTION: Continued to October 2, 2019
 AYES: Black, Johns, Matsuda, Pearlman, Hyland

- 6b. 2018-008528VAR (M. GIACOMUCCI: (415) 575-8714)
3733-3735 20TH STREET – located on the south side of 20th Street between Guerrero and Dolores streets, Lot 070 in Assessor's Block 3607 (District 8). Request for a **Variance** from the Zoning Administrator for the front setback pursuant to Planning Code Section 132. 3733-3735 20th Street is located in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

(Proposed continuance to October 2, 2019)

SPEAKERS: None
 ACTION: Acting ZA Continued to October 2, 2019

E. REGULAR CALENDAR

7. [2018-009078COA](#) (S. FERGUSON: (415) 575-9074)
2622 JACKSON STREET – north side of Jackson Street between Scott Street and Pierce Street. Assessor's Block 0585, Lot 008 (District 2) – Request for **Certificate of Appropriateness** to stone restoration, conservation and repairs at all elevations and the

portico; replacement of the existing concrete retaining wall at the sidewalk with a new stone clad concrete wall at existing height; and in-kind replacement of 19 window units in existing openings. The property is designated as City Landmark No. 203 and is in a RH-2 (Residential-House, Two Family) District and 40-X Height and Bulk District.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Shannon Ferguson – Staff report
 + Lewis Butler – Project presentation
 + David Stearn – Response to questions
 ACTION: Approved with Conditions as amended to include: replacing the opening at 104 to match the double hung window at 105.
 AYES: Black, Johns, Matsuda, Pearlman
 MOTION: [0389](#)

- 8a. [2019-015650LBR](#) (S. CALTAGIRONE: (415) 558-6625)
3130 24TH STREET – is located on the north side of 24th Street between Shotwell and Folsom streets in the Mission neighborhood. Assessor's Block 3641, Lot 015 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Adobe Books and Arts Cooperative is a bookstore and art gallery that has served San Francisco for 30 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 located within the 24th Mission NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: = Shelley Caltagirone – Staff report
 + Taryn Edwards – Mechanics Institute
 + Mark Sodini – Sodini's Green Valley
 + Jim Draga – Cheap Pete's
 + David Eisenberg – Anresco Laboratories
 + Heather Holt – Adobe Books
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Johns, Matsuda, Pearlman
 RESOLUTION: [1083](#)

- 8b. [2019-015652LBR](#) (S. CALTAGIRONE: (415) 558-6625)
857 GEARY STREET – is located on the south side of Geary Street between Larkin and Hyde streets in the Downtown/Civic Center neighborhood. Assessor's Block 0320, Lot 018A (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Ha-Ra Club is a bar that has served San Francisco for 63 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 located within a RC-4 (Residential, Commercial, High Density) Zoning District and 80-T Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1084](#)

- 8c. [2019-015658LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[57 POST STREET](#) – is located on the south side of Post Street between Kearny and Montgomery streets in the Financial District neighborhood. Assessor’s Block 0311, Lot 013 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. The Mechanics’ Institute is a nonprofit membership organization serving as a library, learning center, and chess-club that has served San Francisco for 164 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 located within a C-3-O (Downtown Office) Zoning District and 250-S Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1085](#)

- 8d. [2019-015662LBR](#) (S. CALTAGIRONE: (415) 558-6625)
[772 PACIFIC AVENUE](#) – is located on the north side of Pacific Avenue between Stockton Street and Grant Avenue in the Chinatown neighborhood. Assessor’s Block 0161, Lot 015 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. New Asia Restaurant is a family-run Chinese restaurant that has served San Francisco for 32 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 located within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District.

Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1086](#)

- 8e. [2019-015683LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1555 PACIFIC AVENUE – is located on the south side of Pacific Avenue between Polk and Larkin streets in the Nob Hill neighborhood. Assessor’s Block 0593, Lot 033 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. National Picture Framing Centers is a full-service custom framing business that has served San Francisco for 45 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 located within the Pacific Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1087](#)
- 8f. [2019-015743LBR](#) (S. CALTAGIRONE: (415) 558-6625)
510 GREEN STREET – is located on the north side of Green Street between Bannam Place and Grant Avenue in the North Beach neighborhood. Assessor’s Block 0116, Lot 012 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a Legacy Business Registry application. Sodini’s Green Valley Restaurant is an Italian restaurant that has served San Francisco for 113 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 located within the North Beach NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval
- SPEAKERS: Same as item 8a.
ACTION: Adopted a Recommendation for Approval
AYES: Black, Johns, Matsuda, Pearlman
RESOLUTION: [1088](#)
- 8g. [2019-015804LBR](#) (S. CALTAGIRONE: (415) 558-6625)
1375 VAN DYKE AVENUE – is located on the south side of Van Dyke Avenue between Jennings and Ingalls streets in the Bayview neighborhood. Assessor’s Block 4828, Lot 036 (District 10). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business Registry** application. Anresco Laboratories is a food- and cannabis-testing laboratory that has served San Francisco for 76 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 located within a PDR-2 (Core Production, Distribution, and Repair) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Adopt a Recommendation for Approval

SPEAKERS: Same as item 8a.
 ACTION: Adopted a Recommendation for Approval
 AYES: Black, Johns, Matsuda, Pearlman
 RESOLUTION: [1089](#)

9. [2013.0225U](#) (R. SUCRE: (415) 575-9108)
UCSF RESEARCH AND ACADEMIC BUILDING AT ZSFG – located on the northwest corner of Vermont and 23rd Streets, Lot 001 in Assessor's Block 4154 (District 8) – Request for **Review and Comment** on the proposed design for the University of California San Francisco (UCSF) Research and Academic Building at the Zuckerberg San Francisco General Hospital campus (ZSFG). The proposed project includes new construction of a five-story (up to 85-ft tall) research and academic facility with approximately 175,000 gross square feet within the San Francisco General Hospital Historic District, which has been determined eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The subject property is an existing parking lot located within the P (Public) Zoning District and 105-E Height and Bulk District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Rich Sucre – Staff report
 + Leo Chow – Project presentation
 = Jim Haas – Building architect
 ACTION: Reviewed and Commented
 RECUSED: Hyland

10. [2015-000937CWP](#) (P. RACE: (415) 575-9132)
CIVIC CENTER PUBLIC REALM PLAN – The Civic Center Public Realm Plan is an interagency project led by the Planning Department that will guide future improvements to Civic Center's public spaces and streets. The Plan area is roughly bounded by Gough Street, Golden Gate Avenue, Market Street, and Fell Street and encompasses the Civic Center Landmark District. This **Informational Presentation** will provide an update on the Plan's development and the concept designs created for Civic Center's major public spaces including Civic Center Plaza, United Nations Plaza, and the connecting block of Fulton Street. The project team seeks comments on the proposed design concepts and their compatibility with the Civic Center Landmark District.
Preliminary Recommendation: Review and Comment

SPEAKERS: = Patrick Race – Staff report
 + Speaker – Design presentation
 = Jim Haas – Neglect on public side
 ACTION: Reviewed and Commented

ADJOURNMENT 2:29 PM
 ADOPTED OCTOBER 2, 2019

SAN FRANCISCO PLANNING COMMISSION AND HISTORIC PRESERVATION COMMISSION



**Thursday, September 26, 2019
9:00 a.m. – 5:00 p.m.
Special Off-Site Training**

PLANNING COMMISSION

COMMISSIONERS PRESENT: Fong, Johnson, Koppel, Melgar, Richards
COMMISSIONERS ABSENT: Moore

HISTORIC PRESERVATION COMMISSION

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

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MATSUDA AT 10:05 AM

STAFF IN ATTENDANCE: Claudia Flores, Christy Alexander, Miriam Chion, AnnMarie Rogers, John Rahaim – Director of 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. SPECIAL CALENDAR**1. RACIAL & SOCIAL EQUITY TRAINING**

The Bay Area Regional Health Inequities Initiative (BARHII) will lead a one-day **Racial and Social Equity foundations training** for the Commissions. The Department's Racial & Social Equity Initiative included training for all staff. Commissioners will review core equity concepts and broadly discuss how the Historic Preservation Commission and the Planning Commission can more effectively communicate and advance equity to create opportunity for all San Franciscans through the use of shared language, the understanding of historical context, bias, and individual, institutional, and structural racism, and the application of a Racial and Social Equity Assessment Tool to relevant Commission decisions. All City Departments are undertaking similar efforts and participating in the Government Alliance on Race and Equity (GARE) through the newly created SF Office of Racial Equity under the SF Human Rights Commission.

Recommendation: None - Informational

SPEAKER: None

ACTION: None – Informational

ADJOURNMENT – 4:45 PM

ADOPTED AS CORRECTED NOVEMBER 6, 2019

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, November 28, 2018
12:30 p.m.
Special Meeting

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

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT HYLAND AT 12:49 PM

STAFF IN ATTENDANCE: Shelley Caltagirone, 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

SPEAKERS: None

B. DEPARTMENT MATTERS

1. Director's Announcements

None

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

None

C. COMMISSION MATTERS

3. President's Report and Announcements

None

4. Consideration of Adoption:

- [Draft Minutes for November 7, 2018](#)

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

5. Commission Comments & Questions

Commissioner Black:

Yes. I just wanted to mention to members of the public that two weeks ago, the National Trust for Historic Preservation had their annual conference here in San Francisco. And many people from around the country, and I think even a couple of people from foreign countries attended. A number of the sessions were presented and moderated by City staff, Historic Preservation and Planning staff, a member from the Mayor's Office of Housing and Community Development and Commissioner Matsuda also did. The sessions were really interesting and many of them focused on today's topic of Cultural Districts. I remember in June when this matter came before us, that we all suspected that there would be, that San Francisco being the first city to do this, that there would be some interest and boy, were we right about that. There was standing room only. Space in the large rooms where the Cultural Districts were discussed, other cities are very interested in it. They were fascinated and very impressed on how the city had managed to work collaboratively with the community, lot of community input. They were very impressed. And I just want to give a shout out to staff and Commissioner Matsuda and the community members who were behind all of this. People around, rest of the country were very impressed with San Francisco and it makes me very proud that, starting at the community all the way up to the Board of Supervisors, there was a lot of hard work and a ton of support for this. So, I just wanted to mention that it's out now and the rest of the country and maybe even the world knows about it.

Vice President Hyland:

If I can add on to that. One thing that impressed me was that our staff who's in the weeds of the Cultural Districts, Citywide Strategies, the Legacy Business Registry and Fund, all the work that our staff has done the last year and a half to two and a half years. It seems like we haven't made a lot of progress because we have such ambitions. But when we presented it, when it was presented to other communities, it was just amazing how far we've come. So that's really exciting.

Commissioner Johnck:

Yes, of course I wanted to add to that. I was very impressed with our staff and the sessions that I attended was wonderful. Shelley, the Legacy program was terrific. And Tim was masterful as Mai'tre D, shall I say. He was the moderator for the Intangible Heritage panel. It was absolutely terrific. And so many people came up to me and said how wonderful, what a great job San Francisco is doing even for the nation.

Commissioner Matsuda:

I wanted to give a special thanks to Desiree and Shelley for participating in the conference prior to the National Trust. The Asian Pacific Islander Historic Preservation conference. They've only been around for ten years and they meet every two years and the information that they shared at, during their session was very, very helpful to emerging communities who want to create their own particular programs about their community, so I want to thank you for being a part of that as well.

D. SPECIAL CALENDAR

6. [2018-015807PCA](#) (S. CALTAGIRONE: (415) 558-6625)
ESTABLISHING THE AFRICAN AMERICAN ARTS AND CULTURAL DISTRICT ORDINANCE – Administrative Code Amendment – to establish the African American Arts and Cultural District in the Bayview Hunters Point neighborhood; to require City departments to submit written reports and recommendations to the Board of Supervisors and the Mayor describing the cultural attributes of the District, and proposing strategies to acknowledge and preserve the cultural legacy of the District; and to establish the African American Arts and Cultural District Community Advisory Committee to advise the City on the same matters; and affirming the Planning Department's determination under the California Environmental Quality Act.

Preliminary Recommendation: Adopt a Resolution Recommending to Amend the Ordinance

SPEAKERS:

- = Shelley Caltagirone – Staff report
- + Board President Cohen – Amendment introduction
- + Deven Richardson – African American Arts and Cultural District
- + Ellouise Patton – African American Arts and Cultural District
- + Tyra Fennell – African American Arts and Cultural District
- + Barbara Ockel – African American Arts and Cultural District
- + Kirk Davis – African American Arts and Cultural District
- + Teyari Medearis – African American Arts and Cultural District
- + Fely Tchaco – African American Arts and Cultural District
- + Cheri Miller – African American Arts and Cultural District

+ Sherryl Davis - African American Arts and Cultural District
+ Brian Chu - African American Arts and Cultural District
ACTION: Adopted a Recommendation for Approval with Amendments
AYES: Black, Hyland, Johnck, Matsuda
ABSENT: Johns, Pearlman, Wolfram
RESOLUTION: [1002](#)

ADJOURNMENT – 2:00 PM
ADOPTED DECEMBER 19, 2018

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Melanie Bishop

Commissioner Staff

Date of Appointment: May 2019

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Melanie Bishop

1650 Mission Street, San Francisco, California 94103
Tel: 415-575-9103 Email: melanie.bishop@sfgov.org

EDUCATION

- 2017 School of the Art Institute of Chicago
Master of Science in Historic Preservation
- 2014 Columbia College Chicago
Bachelor of Arts in Art History

EXPERIENCE

Planner I
May 2019-Present

San Francisco Planning Department

Provides continued assistance in development and maintenance of Arches data collection software.
Conducts survey fieldwork and evaluates properties using National Register and California Register Criteria.
Provides preliminary research for future Article 10 landmark designations.
Conducts site visits and primary research for classification of historic properties according to the California Environmental Quality Act (CEQA).
Performs review of applications and other planning documents and prepares recommendations for department action.
Prepares display materials related to citywide cultural resources survey presentations and reports.

Intern
February 2019-May
2019

San Francisco Planning Department

Assist in the development and maintenance of Arches, a data collection application for cultural resources survey.
Conduct archival research on neighborhoods and individual properties within the city of San Francisco to inform cultural resources survey.
Conduct survey fieldwork and evaluate properties using National Register and California Register criteria.
Conduct site visits and primary research to assist in classification of historic properties according to the California Environmental Quality Act (CEQA).

Intern
April 2018-January 2019

National Park Service State, Tribal, and Local Plans & Grants Division

Assist program manager in updating databases, reviewing and certifying new communities as part of the Certified Local Government (CLG) Program.
Work with the National Alliance of Preservation Commissions to prepare for FORUM 2018, a national historic preservation commission conference.
Consult on development of CR Surveyor, a historic resources survey application sponsored by NAPC and the National Park Service.
Review project grant applications for various department grant programs using the Secretary of the Interior's Standards for Historic Preservation.

Intern

Jan. 2018- March 2018

National Park Service & City of Chicago

Responsible for conducting an updated survey of Chicago's Park Boulevard System, a National Register district including over 2,000 structures, sites, and objects listed on the National Register of Historic Places in 2018.

Identified various building types and styles, and evaluated building alterations to assess integrity.

Photographed streetscapes to illustrate historic and architectural significance of district.

Created updated maps using Adobe Creative Suite to illustrate changes to district since initial 2010 survey.

Intern

May 2017-Nov. 2017

National Alliance of Preservation Commissions

Responsible for expansion and update of NAPC online resources to include a wide variety of historic preservation program tools such as preservation plans, design guidelines and preservation ordinances.

Worked closely with NAPC staff to develop organizational framework for online resources to allow for future maintenance and updates.

Intern

July 2016-April 2017

City of Chicago, Historic Preservation Division

Conducted property research and surveys to evaluate potential landmark designations.

Provided research and documentary photographs for pending landmark designation reports.

Reviewed and provided comments as a consulting party to Section-106 review projects.

AWARDS & HONORS

2016

Holland Prize Honorable Mention for HABS documentation of the Chess Pavilion in Chicago, Illinois as part of a student team at the School of the Art Institute of Chicago

2016

HALS Challenge Prize Third Place for the HALS documentation of the Lincoln Park Lily Pool in Chicago, Illinois as part of a student team at the School of the Art Institute of Chicago

TECHNICAL SKILLS

Creating visual materials for presentations and print resources using Microsoft Office Suite and Adobe Creative Suite.

Conducting historic resource surveys and property evaluations using National Register and California Register criteria.

Management, distribution, and reporting of Historic Preservation Fund grant projects.

REFERENCES

David Trayte
Historical Architect
Technical Preservation Services
National Park Service
david_trayte@nps.gov
Tel: 202.354.2016

Statement of Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name of Commissioner/Staff Marcelle Boudreaux

Date of Appointment: 11/25/2013

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

PROFESSIONAL EXPERIENCE

San Francisco Planning Department [San Francisco, CA]
Planner/Preservation Planner (November 2013 - present)

San Jose Downtown Association [San Jose, CA]
Business Development Manager (March 2013 - November 2013)

Baton Rouge Redevelopment Authority (RDA) [Baton Rouge, LA]
Program Director/Project Manager, Economic Development & Preservation Rehabilitation (November 2011 - February 2013)

Center for Planning Excellence (CPEX) [Baton Rouge, LA]
Community Planner, Economic & Community Development (May 2010 - November 2011)

Indian National Trust for Art & Cultural Heritage [New Delhi, India]
US/ICOMOS Fellow (November 2006 - February 2007)

Historic Resources Group [Pasadena, CA]
Associate Preservation Planner (November 2005 - November 2006)

City of Glendale, Community Development Department [Glendale, CA]
Planning Associate/ Preservation Planner (November 2003 - November 2005)

Community Planning Internships:

LSU School of Architecture, Office of Community Design + Development (Academic years 2007-08, 2008-09)

UCLA Department of Urban Planning, Graduate Student Researcher (Summer 2004, Fall 2004)

EDUCATIONAL BACKGROUND & TRAINING

Louisiana State University (LSU), Baton Rouge, LA
Master of Architecture, First Professional Degree (May 2010). Concentration: Historic Preservation

University of California, Los Angeles (UCLA), Los Angeles, CA
Master of Arts in Urban Planning (June 2005). Concentration: Community Development/Built Environment

University of New Orleans, New Orleans, LA
Bachelor of Science, cum laude (December 2002). Major: Marketing Minor: Management

Certification (2012) - American Institute of Certified Planners (AICP)

SKILLS

Proficiency | Mac & PC OS; MS Office; AutoCAD; Adobe InDesign, Illustrator
Working knowledge | MS Access & Project; web management/CMS, GIS

LEADERSHIP & RECOGNITION

American Planning Association, Louisiana Chapter
Associate Director - Capital Section (2012)

American Association of University Women (AAUW) Selected Professions Fellowship
Fellowship Recipient (Academic Year 2009-2010)

MEMBERSHIPS

SPUR

American Planning Association - National, Northern California, Urban Planning & Preservation Divisions
California Preservation Foundation

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name Shelley Caltagirone

Commissioner Staff

Date of Appointment: N/A

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Please see attached resume. I am a qualified Architectural Historian per the Secretary of the Interior Standards for professionals with an MS in Historic Preservation and 6 years of professional experience in the field.

SHELLEY CALTAGIRONE

ACADEMIC HISTORY:

Master of Science, Historic Preservation, May 2005
University of Pennsylvania, Philadelphia, PA

Bachelor of Arts, English and Religious Studies, May 2000
University of Virginia, Charlottesville, VA

PROFESSIONAL HISTORY:

Planner III, San Francisco Planning Department, San Francisco, CA
June 2007 – present

Duties include the review of building permit and entitlement applications for conformance with CEQA, General Plan, and Planning Code requirements; historic resource review per CEQA, Section 106, and local ordinances; preparation of reports and presentations before the Planning and Historic Preservation Commissions and other City agencies; and public outreach and case mediation.

Architectural Historian, Earth Tech, New York, NY
Oct. 2006 – June 2007

Duties included the survey and evaluation of historic properties; preservation planning; Section 106 review; and preparation of condition assessments, National Register nominations, HABS/HAER documentation, and Historic Structure Reports.

Landmarks Preservation Planner, NYC Landmarks Preservation Commission, New York, NY
May 2005 – Oct. 2006

Duties included the review of specifications and drawings for building alterations and new construction within historic districts and individual landmarks throughout the five boroughs, presentations before the Commission, site inspections, technical assistance, and permit writing.

Conservation Technician, Eastern State Penitentiary Historic Site, Philadelphia, PA
Jan. 2004 – May 2005

Duties included the planning and execution of emergency stabilization projects, restorative projects, condition assessments, laboratory analysis of finishes and mortars, treatment design, architectural research, surveying, drafting, masonry reconstruction, carpentry, and window restoration.

Surveyor and Conservation Technician, Bandelier National Monument Park, Bandelier, NM
June 2003-August 2003

Duties included data collection and photographic survey of Native American cliff dwellings, graffiti mitigation, stone and plaster conservation, and masonry restoration.

Apprentice to Rynta Fourier, Architectural Finishes Conservator, Philadelphia, PA
May 2003 – June 2003

Duties included assisting in the restoration of interior finishes in a late 1800's residence, including plaster moldings and decorative painting.

Apprentice to David Blanchard, Furniture Conservator, Monterey, VA
June 2001 – Feb. 2002

Duties included assisting in the restoration of wood finishes, composite repairs, infill painting, veneer replacement and repair, and chair caning.

PROJECT LIST:

- Reform of San Francisco Planning Department CEQA review procedures regarding historical resources.
- Tappan Zee Bridge/I-287 Environmental Review, Rockland and Westchester Counties, New York. Collected cultural resource data within a 30-mile project corridor slated for highway, railway and bridge improvements at state, county, and local repositories.
- Brooklyn Navy Yard, Brooklyn, New York. Prepared HABS Level II documentation on a National Register-eligible structure.
- Tallman Island Water Pollution Control Plant, College Point, New York. Prepared HABS Level II documentation on six National Register-eligible structures.
- Eastern State Penitentiary, Philadelphia, PA. Documented, stabilized, and restored an original exercise yard, greenhouse, and synagogue in collaboration with the Fairmount Park Historic Preservation Trust.
- Washington Memorial Chapel at Valley Forge National Park, PA. Prepared an Historic Structure Report and Conditions Assessment.

COMPUTER SKILLS:

Microsoft Word, Excel, PowerPoint, Access; Adobe Photoshop, Illustrator, and InDesign; AutoCAD

PROFESSIONAL REFERENCES:

David Lindsay
Planner IV, Neighborhood Planning
San Francisco Planning Department
(415) 558-6393
david.lindsay@sfgov.org

Allison Rachleff
Senior Architectural Historian
Earth Tech, Inc.
(212) 798-8598
allison.rachleff@earthtech.com

Sarah Carroll
Director of Preservation
New York City Landmarks Preservation Commission
(212) 669-7817
scarroll@lpc.nyc.gov

Statement of Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name of Commissioner/Staff Stephanie Cisneros

Date of Appointment: 6/15/2015

Date Term Expires: _____

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At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Stephanie A. Cisneros

1650 Mission Street, Suite 400, San Francisco, CA 94103
Phone: 415 575 9186 • E-Mail: Stephanie.Cisneros@sfgov.org

Education

Masters of Heritage Conservation, University of Southern California
December 2014

Graduate Certificate, University of Southern California
Certificate in Heritage Conservation
May 2013

Bachelors of Art, California State University Los Angeles
Degree in Anthropology
June 2012

Awards and Honors

USC School of Architecture Heritage Conservation Grant, 2012-2013, 2013-2014

Organizations

Member

California Preservation Foundation
April 2016 – Present

Student Member

National Trust for Historic Preservation
March 2013-Present

Experience

Preservation Planner - Planner I

City and County of San Francisco - Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103

Duties: Perform entry level planning work in the collection, analysis, interpretation and presentation of city planning data in one of a variety of phases of plan development and implementation; Reviews planning activities, goals and programs; zoning ordinances, rules, regulations, policies and procedures, procedural requirements for securing consideration of application requests, and federal and state environmental requirements and procedures; Presents information orally and in writing to city agencies, Commissions, property owners, developers, community organizations and the general public by answering questions, providing assistance, responding to complaints, and explaining policies; conducts surveys and interviews to obtain data required for planning, zoning and environmental review; conducts research studies and assists in formulating recommendations by collecting, recording, organizing and analyzing technical, physical, economic, social and statistical data; provides, at the Planning Information Center (PIC), general and specific planning information in a professional and courteous manner regarding land-use designations, and Planning Code requirements, distribute documents and applications, perform intake of plans and application submittals, and approve some application and plans for over-the-counter permits; assisting the public with the public computers, and referring them to other agencies or departments for answers, if needed; Performs environmental review for small to medium size projects, consistent with

the requirements of the California Environmental Quality Act (CEQA) and local regulations and procedures; application of judgment regarding potential environmental impacts, coordination with technical experts on the relevant topics of environmental review, and preparation of written environmental determinations consolidating relevant information; and communication with project sponsors, members of the public and interested stakeholders regarding environmental.

June 2015 - Present

Assistant Planner (Temporary)

City of West Hollywood

8300 Santa Monica Blvd., West Hollywood, CA 90069

Duties: Assists in overseeing and completing various planning tasks including: providing planning information (historic preservation, permit processes, zoning regulations, regulatory policies, etc.) to interested parties through regular interaction at the counter; conducting research and disseminating findings; reviewing blue prints, sketches and applications for permit approval; and logging in plans and assuring necessary components are present.

Manages planning cases, assuring compliance with ordinances, guidelines, acts, and the General Plan.; correspondence with the public and applicants regarding application requirements; rendering decisions regarding planning projects; and presenting cases to governing bodies with recommendations for approval/disapproval. Prepares complex, routine and non-routine reports as requested utilizing a variety of software; receives, sorts, and summarizes material for the preparation of reports; prepares work reports and staff reports.

Interacts with a variety of individuals, both internally and within the community to provide information, distribute departmental information and assist in resolving administrative issues. Performs specialized research and statistical work on assigned subjects for staff and management.

March 2015-May 2015

Planning Intern

City of West Hollywood

8300 Santa Monica Blvd., West Hollywood, CA 90069

Duties: Assist in the daily administration of historic preservation, current and advanced planning, urban design, land use and CEQA. Assist in application review and customer service for current planning and Historic Preservation applications. Provide analysis, research and preparation of staff reports for various projects including but not limited to: Mills Act Contracts; Nominations for Designation as a Cultural Resource; and Certificates of Appropriateness. Assists with the City's Mills Act Program, including monitoring property work plans. Assist with the development of the Certified Local Government Program Annual Report (2012-2013 & 2013-2014) and Grant Application (2014-2015). Compile, organize, process and analyze data for the preparation, completion and presentation of assigned projects and reports. Conduct field investigations and surveys. Prepare written reports, basic research, respond to public inquiries and prepare maps and graphics. Update City Website and participates in other projects as assigned.

October 2013-March 2015

Historic Resources Analyst, Level 2E (Temporary, Part-Time)

Sapphos Environmental, Inc.
430 North Halstead Street, Pasadena, CA 91107

Duties: Assisting with the production of a Department of Parks and Recreation (DPR) form for the documentation of a mid-century modern building located on tribal land in Palm Springs, California. This property was not subject to the California Environmental Quality Act or Section 106 of the National Historic Preservation Act because of its location on Native American land. Specifically, I conducted research about the property and the architect(s) with whom the property's original design and later alterations are associated.

Assisted in the documentation of a Mid-Century Modern middle school in Marina del Rey designed by notable architect Paul R. Williams. Duties included taking photographs of significant historic features such as buildings, layout, and landscaping. The purpose of documentation was to be a reference for a new proposed development on the site.

Assisted in a design review analysis of a large development in the foothills of Sierra Madre. Duties included reviewing each individual design for compatibility or incompatibility with two historic properties located in the immediate vicinity.

June 2014 – March 2015

Intern

Historic Preservation Partners
419 Concord Ave., Monrovia, CA 91016

Duties: Assisting with National Register and Historic Cultural Monument nomination applications, and Mills Act applications. Assisting with historical research pertaining to architecture, architects, and Southern California as they related to active applications and projects.

Project Accomplishments: National Register of Historic Places nomination for property in Altadena, passed and approved April 2014.

September 2012-September 2013

Qualifications

Secretary of the Interior's Professional Qualification Standards for Architectural History:

1. Two years of Heritage Conservation studies (including research and writing) at the University of Southern California with courses taken in American architectural history
2. Submission of a Master of Heritage Conservation thesis to the USC School of Architecture titled, "Culture, History, and Gentrification: Conserving Latino-Oriented Legacy Businesses in San Francisco's Rapidly Changing Mission District," September 2014

Continuing Education

Real Estate Principles (3 units)
City College of San Francisco, Spring 2017

Skills

Exceptional listener and communicator who effectively conveys information verbally and in writing; Analytical thinking; Computer literacy with proficiency in extensive software that covers a wide variety of applications (Microsoft Office, ArcGIS Software, Adobe Photoshop and Pro); Cultural sensitivity and awareness; Planning and organizational skills; Highly adaptable and flexible; Dedicated and optimistic; Dependability and reliability; Self-motivated; and Eager to learn.

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Jorgen Cleeman

Commissioner Staff

Date of Appointment: January 2017

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Jørgen G. Cleemann

69 Glen Ave., #106, Oakland, CA 94611
510-917-5381 jcleemann@gmail.com

EDUCATION

Columbia University Graduate School of Architecture, Planning and Preservation, New York, NY

M.S. in Historic Preservation, May 2012

- Winner of thesis prize for *The Kiln in the Garden: Damariscotta River Brick Making and the Traces of Maine's Agro-Industrial Past*
- Coursework in materials history, architectural history, historic preservation theory and practice, and conservation science

Columbia University School of Continuing Education and Graduate School of Arts and Sciences, New York, NY

Postbaccalaureate and Graduate-level Coursework, January 2007 - May 2010

- Pursued studies in American history, French, creative writing, and philology

Georgetown University, Washington, DC

B.A. in American Studies, May 2002

- Junior year abroad at Trinity College Dublin
- Senior thesis: *Achieving Invisibility through Versatility: The Mainstreaming of American Graphic Novels*

PROFESSIONAL EXPERIENCE

San Francisco Planning Department, San Francisco, CA

Senior Preservation Planner

January 2017—Present (approx. 40 hours/week)

- Conduct historic preservation review under the California Environmental Quality Act (CEQA) for projects ranging in size from small residential renovations to large mixed-use developments.
- Apply the California Register of Historical Resources significance criteria to identify historical resources; apply the Secretary of the Interior's Standards for Rehabilitation to determine project impacts and guide revisions.
- Present projects and preservation alternatives at public hearings of the Historic Preservation Commission.
- Provide in-person historic preservation technical assistance to the general public at the Planning Department's Public Information Counter.

Higgins Quasebarth & Partners, LLC, New York, NY

Associate Preservation Consultant

October 2012—December 2016 (approx. 40 hours/week)

- Advised property owners, architects, contractors, and other professionals on the best practices of the preservation and rehabilitation of historic buildings.
- Prepared federal historic preservation tax credit applications for numerous large-scale projects; worked closely with state and federal officials on amendments and appeals as unforeseen complexities arose during design development and construction.
- Guided applicants through the NYC Landmarks Preservation Commission permitting process and presented projects at public hearings.
- Identified mechanisms of deterioration for a wide range of building materials and recommend appropriate restoration treatments.

GSAPP Summer Research Workshop: the Architecture of Antonio da Sangallo the Younger, Rome, Italy

Preservation Specialist

June 2012 (approx. 50 hours/week)

- Provided historic preservation and materials analysis perspective for intensive study of a seminal Renaissance architect.
- Operated FLIR infrared camera, scanning historic buildings for evidence of alteration and deterioration.

Columbia University Graduate School of Architecture, Planning and Preservation, New York, NY

Teaching Assistant

September 2011 – December 2011 (approx. 2 hours/week)

- Assisted faculty in the preparation of course reading material.
- Handled logistical issues related to course administration and management.

Frances Perkins Center, Newcastle, ME

Summer Research Fellow

July 2011 – August 2011 (approx. 40 hours/week)

- Served as first-ever summer research fellow at a young organization devoted to preserving and interpreting a complex historic site comprising domestic, agricultural, and industrial architecture.
- Conducted intensive research into the history of the brick making industry and brick architecture in the region.
- Assisted in the development of tour content and an interpretive program for the Center.

Columbia University Graduate School of Architecture, Planning and Preservation, New York, NY

Research Assistant to Professor Andrew Dolkart, Director, Historic Preservation Program

September 2010 - May 2011 (approx. 10 hours/week)

- Conducted deep archival research for Program Director as he prepared books and articles for publication.
- Provided general technological assistance in the manipulation and presentation of digital images.

Columbia University Department of Art History and Archaeology, New York, NY

Coordinator for Graduate Programs

November 2006 - August 2010 (approx. 40 hours/week)

- Advised M.A. and Ph.D. students on administrative, financial, and academic issues.
- Assigned student teaching positions appropriate to ability and experience.

Gladstein, Reif & Meginniss, LLP, New York, NY

Paralegal

July 2004 – November 2006 (approx. 40 hours/week)

- Operated as sole paralegal in medium-sized law firm specializing in labor and employment.
- Navigated bureaucratic intricacies of the New York State Unified Court System.

Eastern State Penitentiary Historic Site, Philadelphia, PA

Tour Guide

March 2004 – July 2004 (approx. 35 hours/week)

- Interpreted historical, socio-economic, architectural, and anecdotal information for guests with diverse interests, ages, and educational backgrounds.
- Customized tour content in response to the demands of varying annual themes.
- Managed logistics for special events.

PUBLICATIONS AND PRODUCTIONS

Buildings & Landscapes: Journal of the Vernacular Architecture Forum

“Farmer + Brickmaker”: Damariscotta River Brick Making in the Nineteenth Century and the Traces of Maine’s Agro-Industrial Past

Spring 2015

- Drew on years of original research and scholarly engagement to write an article for a respected academic journal.
- Refined and improved the research in the course of an extensive peer review process.

Construction History Society of America Newsletter

“Metal Roofing in New York City to 1850”

January 2014

- Produced a study clarifying the role played by metal roofing materials in early New York City buildings.
- Drew from a wide range of historical materials, including primary and secondary resources.

Buildings & Landscapes: Journal of the Vernacular Architecture Forum

Review of Sweet Cane: The Architecture of the Sugar Works of East Florida

Spring 2013

- Reviewed a work of architectural history for a scholarly journal.
- Crafted thoughtful critique grounded in extensive scholarly knowledge.

Hispanic Society of America website for the Columbia University Media Center for Art History

“Beaux-Arts, the City Beautiful, and the Hispanic Society of America”

July 2012

- Wrote essay placing the design of the Hispanic Society of America buildings in the context of larger architectural and urban planning movements.
- Available online: <https://projects.mcah.columbia.edu/hispanic/essays/beaux-arts.php>

The Croton Waterworks YouTube channel

“Introduction to the Croton Waterworks,” “A Social and Cultural History of the Croton Waterworks, Parts 1 and 2”

May 2011

- Produced three short videos on the history of the Croton Waterworks as a component of a studio project.
- Available online: <http://www.youtube.com/watch?v=jAMyCaoNIR8&feature=relmfu>,
<http://www.youtube.com/watch?v=B0y83pSbjV4&feature=relmfu>,
<http://www.youtube.com/watch?v=yb9ZzmPL4CI&feature=plcp>

Docomomo US Register

“Kips Bay Plaza”

February 2011

- Produced fiche of largely unheralded early brutalist composition by I.M. Pei.

CONFERENCES AND PUBLIC PRESENTATIONS

California Preservation Foundation Annual Conference, Palm Springs, CA

Panel Moderator and Presenter

May 9, 2019

- Moderated a panel devoted to dramatic situations when a historic resource is threatened with demolition.
- Presented a case study of creative mitigation measures I helped develop for a historic concert venue in San Francisco.

Fifth International Congress on Construction History, Chicago, IL

Paper Presenter

June 4, 2015

- Presented original research on the history of the concrete transit mixer at a conference.

Newcastle Historical Society, Newcastle, ME

Guest Presenter

August 6, 2012

- Presented research on history of local brick making.

Vernacular Architecture Forum Annual Conference, Madison, WI

Paper Presenter/Panelist

June 9, 2012

- Presented paper on Damariscotta River brick making in the “The Vernaculars of Business and Commerce” session.

New York City Department of Environmental Protection, New York, NY

Guest Presenter (part of group presentation)

May 7, 2012

- Presented comprehensive research on the history, current interpretation, and history of preservation of the Croton Waterworks, a massive piece of public infrastructure that has been providing New York City with fresh water since 1842.
- Proposed various new schemes for the interpretation of the Waterworks.

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Charles Enchill

Commissioner Staff

Date of Appointment: April 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

CHARLES KWESI ENCHILL

1514 Oxford Street, Apt 301 · Berkeley, CA 94709
(408) 702-5352 · ENCHILL.CHARLES@GMAIL.COM

EDUCATION

California State Polytechnic University, Pomona

Sep 2009 – Jun 2013

B.S., Urban & Regional Planning

Applicable Coursework: *Advanced Applications in GIS, CEQA/NEPA, Land Use, Statistics, Urban Design, Policy Analysis, Public Speaking, Historic Preservation as Economic Development.*

Harvard University Career Discovery: Architecture

Summer 2011

Summer program focused on graduate-level studio architecture projects, drafting, 3-D models, and research.

PROFESSIONAL EXPERIENCE

City and County of San Francisco Planner II

April 2019 – Present

Determine whether properties are historic resources under California Register Criteria/CEQA, prepare historic resource evaluation responses (HRERs) in agreement or disagreement with submitted HREs, analyze potential impacts from proposed projects, staff public information counter, coordinate with building department and owners on use of the California Historic Building Code, and assist with environmental planning review of SFMTA and Public Works Department projects as needed.

City of Benicia Associate Planner

Apr 2018 – April 2019

Intake of applications at counter, articulate ordinances and processes to the public and professionals; plan check building permits, process discretionary permits for conformance to zoning code, area plans, and design guidelines; interface with state agency (BCDC) for development and improvements near shoreline, manage weekly interdepartmental meetings, write text amendments to zoning ordinance related to Senate Bill 35 (objective planning standards), donation bins, etc., coordinate with consultants to process environmental documents, present staff recommendations at Historic Preservation Review Commission and Planning Commission.

City of Berkeley Assistant Planner

Feb 2015 – Apr 2018

Intake of applications at counter, learn and explain ordinances and processes in a timely manner. Review of ministerial and discretionary projects for zoning and landmarks, determine completeness and CEQA status for projects, encourage applicant and neighbor mediation service (SEEDS), review of alterations to City landmarks including signage, wireless, and additions. Review of City landmark criteria for designations, update GIS layer for City landmarks, present staff recommendations to Landmarks Preservation Commission and Zoning Adjustments Board, and assist the Design Review Committee Secretary as needed on staff reports and at meetings.

City of Dallas Planner I

Sep 2012 – Jun 2013

One of two planners responsible for intake of zoning applications in Current Planning Division, assist applicants with conditional use permits and planned development districts, answer questions regarding zoning codes and development requests to Planning Commission and City Council, conduct site visits to aid recommendations, write staff reports for assigned zoning cases, review language for public deed restrictions.

VOLUNTEER EXPERIENCE

City of Berkeley Landmarks Preservation Commissioner

Sep 2019 – Present

Councilmember appointed commissioner responsible for enforcing the local preservation ordinance including: alterations to historic resources, design review/application of the Secretary of Interior's Standards, demolition review of non-residential buildings and structures 40 years in age or older, review of Mills Act Contracts, and encouraging use of the California Historic Building Code.

Statement of Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name of Commissioner/Staff Shannon Ferguson

Date of Appointment: 1/12/2015

Date Term Expires: _____

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I meet the US Secretary of the Interior's Professional Qualifications Standards for History and Architectural History. I hold a Bachelor of Arts in history from the University of California, Los Angeles and a Master's of Fine Arts in Historic Preservation from Savannah College of Art & Design. I have over nine years of full-time experience in research, writing, and interpretation of history, architectural history, and restoration architecture at a professional institution and have made a substantial contribution to the body of scholarly knowledge in the field of history and architectural history through research and publication.

Shannon M. Ferguson

2264 15th Street, San Francisco, CA 94114 • (415) 264-9529 • shannon_ferguson@hotmail.com

PROFESSIONAL EXPERIENCE:

SAN FRANCISCO PLANNING DEPARTMENT: Historic Preservation Planner (January 2015-present)

- Manage Mills Act Program
- Conduct public meetings
- Write landmark designation reports
- Perform archival research
- Implement and manage historic plaque program
- Present at public hearings
- Staff Public Information counter
- Review projects for CEQA compliance
- Review projects for conformance with *Secretary of the Interior's Standards*
- Advise project sponsors on appropriate treatment of character-defining features

CHATTEL, INC.: Historic Preservation Associate (2006-2008, Los Angeles) and Senior Historic Preservation Associate (February 2009 – January 2015, San Francisco)

- Founder and manager of Chattel's San Francisco office
- Manage projects and keep track of project budgets
- Supervise and train new associates
- Manage company-wide marketing efforts
- Write monthly e-newsletter and blog posts
- Prepare National Historic Landmark and National Register nominations
- Prepare historic resource assessments
- Prepare condition assessment reports with preservation recommendations
- Determine eligibility for listing in the National or California Registers
- Perform reconnaissance and intensive level surveys
- Review projects for CEQA compliance
- Prepare federal Historic Preservation Certification Applications
- Prepare City of Los Angeles Historic-Cultural Monument applications for local landmark designation
- Prepare Mills Act Historical Property contracts for Los Angeles and San Francisco
- Write specifications for salvage and protection of historic artifacts, wood sash windows and masonry restoration
- Participate in design collaboration/review with project architects
- Review projects for compliance with *Secretary of the Interior's Standards*
- Advise clients on appropriate treatment of character-defining features
- Advise on Section 106 compliance
- Write and implement mitigation measures
- Respond to requests for proposals and qualifications
- Perform independent archival research
- Conduct conservation research on appropriate treatments and replacement materials
- Perform construction monitoring

CAREY & CO. (San Francisco, CA): On-Call Architectural Historian (April 2009- March 2011)

- Prepared historic resource evaluation for properties located in Pleasanton
- Determined eligibility for listing on the California and National Registers
- Conducted reconnaissance and intensive level historic resource surveys and prepare DPR 523 A and B Forms for Glen Park, Parnassus Heights and Mount Sinai neighborhoods
- Performed archival research

Shannon M. Ferguson

2264 15th Street, San Francisco, CA 94114 • (415) 264-9529 • shannon_ferguson@hotmail.com

PAGE & TURNBULL (San Francisco, CA): Architectural Historian (June 2008-January 2009) and On-Call Architectural Historian (August 2010- March 2011)

- Prepared Supplemental Information Form for Historical Resource Evaluation
- Prepared Certificate of Appropriateness Applications
- Prepared historic resource evaluations
- Advised clients on entitlements process
- Prepared DPR 523B forms for Downtown Napa, CA
- Prepared Federal Historic Preservation Certification Applications
- Prepared National Register Nomination forms
- Evaluated projects for conformance with the *Secretary of the Interior's Standards*
- Reviewed projects for compliance with CEQA
- Performed archival research
- Responded to requests for proposals and qualifications

KELLEY & VERPLANCK (San Francisco, CA): On-Call Architectural Historian (February 2009 – May 2010)

- Prepared Historic Structure Report for Hibernia Bank Building, San Francisco, CA
- Prepared National Register Nomination form for Sacred Heart Church, San Francisco, CA
- Prepared Supplemental Information Form for Historical Resource Evaluation
- Conducted historic resource survey and prepare DPR 523 A and B Forms for San Mateo County
- Prepared DPR 523 B Forms for Hunter's Point and Market/Octavia Survey Areas
- Reviewed projects for compliance with CEQA
- Analyzed projects for Section 106 compliance
- Performed archival research
- Performed physical evaluation of historic buildings
- Identified historic materials

MAINE PRESERVATION (Portland, ME): Internship (Summer 2005)

- Conducted research and site visits for the 10th Annual Most Endangered Property Program
- Author and photographer for Maine Preservation News
- Designed brochures, logos and display materials for clients including the Spires Club and the Sacred Spaces Conference

RESTORATION RESOURCES (Alna, ME): Internship (Summer 2005)

- Preserved and restored historic homes under the direction of preservation professionals
- Performed hands on construction restoration techniques, such as wood siding restoration and wood sash window rehabilitation

LOMINACK, KOLMAN SMITH ARCHITECTS (Savannah, GA): Assistant (Spring 2005)

- Performed general bookkeeping duties using QuickBooks
- Researched architectural history of buildings undergoing restoration

EDUCATION:

SAVANNAH COLLEGE OF ART & DESIGN (Savannah, GA)

- Master of Fine Arts, Historic Preservation (June 2006)
- Study Abroad Program, Lacoste, France (Fall 2005), studied international conservation philosophies and performed traditional historic building techniques to rehabilitate an 18th century limestone fountain.
- Lifetime member of Sigma Pi Kappa

Shannon M. Ferguson

2264 15th Street, San Francisco, CA 94114 • (415) 264-9529 • shannon_ferguson@hotmail.com

UNIVERSITY OF CALIFORNIA, LOS ANGELES (Los Angeles, CA)

- Bachelor of Arts, History (June 1997)

PROFESSIONAL QUALIFICATIONS:

- Secretary of the Interior's Professional Qualifications Standards in History and Architectural History

PROFESSIONAL SKILLS:

- Fluency in reading and interpreting architectural plans, construction documents and specifications
- Knowledge of historic preservation law and California historical building code
- Familiar with building science and building envelope issues
- Solid knowledge of architectural styles and elements
- Experienced in performing traditional historic building techniques including stone masonry, plastering, limestone conservation, wood sash window rehabilitation and wood clapboard restoration
- Photoshop, Illustrator, InDesign, PageMaker, Quark XPress, PowerPoint, Publisher, Acrobat Professional, Word, Excel, Outlook, FileMaker Pro; some Access, AutoCAD, QuickBooks Pro, and GIS
- Experienced in both print and digital photography, studio lighting and darkroom skills.
- Co-founder www.funcheap.com, a San Francisco-based website of affordable, fun and unique Bay Area events

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name Tim Frye

Commissioner Staff

Date of Appointment: 4/24/06

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 x Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Timothy M. Frye

San Francisco Planning Department, 1650 Mission Street, Suite 400 San Francisco CA 94103
phone: 415-575-6822 e-mail: tim.frye@sfgov.org

Education

School of the Art Institute of Chicago, Chicago, IL
Master of Science, Historic Preservation: 2004

DePaul University, Chicago, IL
Bachelor of Arts, Public Policy: Urban Studies: 2001
Minor: Art History

Experience

San Francisco Planning Department, San Francisco, CA

Historic Preservation Officer, 4/10 – present

Supervise and coordinate work assignments of the Preservation Team for compliance with the Planning Code, the Secretary of the Interior's Standards, and City policies. Supervise and coordinate the review of land use applications such as Certificates of Appropriateness, Permits to Alter, Landmark Designations, Environmental Evaluations, and Mills Act Contracts; and the review of cases associated with San Francisco's role as a Certified Local Government; Provide technical support and coordinate the assignment of CEQA-related and NEPA-related projects; Supervise staff and consultant work on the Landmark Designation Work Program and the Citywide Survey of Cultural Resources and monitor staff's adherence to project schedules and work products; Represent the Department and the Historic Preservation Commission at the Board of Supervisors, the Planning Commission, the Board of Appeals, and other City departments, agencies, and review bodies regarding Certificates of Appropriateness, Permits to Alter, Landmark Designations, and other entitlements as necessary; Serve as the Department's staff to the Historic Preservation Commission with responsibilities of preparing and coordinating the agenda and representing the Planning Department at the Commission hearing on a bi-monthly basis.

San Francisco Planning Department, San Francisco, CA

Planner III, Historic Preservation Technical Specialist, 4/06 – 9/10

Processed and reviewed permit applications and architectural plans to ensure compliance with the Planning Code and conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Coordinated and analyzed projects for compliance with the CEQA, with emphasis on historic resources. Section 106 review and other work related to the City's status as a Certified Local Government. Worked on a variety of complex land use entitlements such as Variances, Conditional Uses, and Certificates of Appropriateness. Developed preservation policies and procedures for consistency and balance with other land use priorities and policies for long range planning efforts. Developed interpretations of the *Standards* for consistent application by the Planning Department and the Historic Preservation Commission. Supervised and coordinated consultant work on historic surveys and context statements. Prepared reports, planning studies, historic resource evaluations, ordinances, motions, resolutions, and landmark designation reports. Presented and briefed a variety of City government agencies and bodies on the Planning Department's position and policies regarding land use issues. Provided public outreach and technical support on planning and preservation issues.

Chicago Department of Planning and Development, Landmarks Division, Chicago, IL

Planner IV, Preservation Planner, 7/05 – 4/06

Processed and reviewed permit applications and architectural plans to ensure compliance with Chicago Landmark Guidelines. Conducted historic surveys and research, and prepared landmark designation reports. Prepared reports, ordinances, and resolutions for City Council, the Commission on Chicago Landmarks and the Architectural Review Committee. Presented and briefed a variety of City government agencies and bodies on the Commission on Chicago Landmarks position and policies regarding land use issues. Provided public outreach and technical support on planning and preservation issues.

Building Blocks, Chicago, IL

Sales Representative, 1/05 – 6/05

Midwestern representatives for Gladding, McBean Terra Cotta Company as well as suppliers of cast stone, ornamental metals, paneled glass fiber reinforced concrete systems and fiber reinforced polyester. Evaluated field conditions. Conducted field surveys. Reviewed architectural plans for project estimating and bidding.

Chicago Department of Planning and Development, Landmarks Division, Chicago, IL

Permit Reviewer, 6/03 – 1/05

Processed and reviewed permit applications and architectural plans to ensure compliance with Chicago Landmark Guidelines. Provided public outreach and technical support on planning and preservation issues. Managed and coordinated the Landmark Awards for Preservation Excellence.

Professional Activities

Speaker, California Preservation Foundation Workshop, *Integrity: Local Preservation Ordinances and Policies*, November 2008

Program Committee Track Co-Chair & Speaker, California Preservation Foundation, Statewide Conference, Palm Springs, CA, September 2008 - May 2009

Program Committee Track Co-Chair & Speaker, California Preservation Foundation Statewide Conference, Oakland, CA, July 2011 – May 2012

Speaker, California Preservation Foundation Workshop, *Local Designation and Documentation*, November 2011
California Preservation Foundation Relator Training Workshop, *City Regulations and Design Guidelines*, June 2014

Board of Directors, National Alliance of Preservation Commissions, October 2013-Present

Training Committee Member, National Alliance of Preservation Commissions, October 2013-2015

Statement of Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Monica Giacomucci

Date of Appointment: 7/2/2018

Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

MONICA GIACOMUCCI

(610) 513-7004

mgiacomu@gmail.com

929 Lincoln Way

San Francisco, CA 94122

Historic preservationist with experience in historic resource surveys, permit review, archival and permit research, National Register nominations, Section 106 review and regulatory compliance, historic structure reports, and structural conditions assessment. Meets the Secretary of the Interior's Professional Qualifications for Historic Preservation and Architectural History.

EXPERIENCE

SAN FRANCISCO DEPARTMENT OF PLANNING

San Francisco, CA
July 2018 to Present

Historic Preservation Technical Specialist

Reviewing building permit applications for properties in the Southeast Quadrant of San Francisco for compliance with the Planning Code, design guidelines, the Secretary of the Interior's Standards for Rehabilitation, and historic preservation guidelines; reviewing land use applications for Conditional Use Authorizations, Variances, Certificates of Appropriateness and Permits to Alter, Preliminary Project Assessments, Office Allocations, Transfer of Development Rights, Letters of Determination, condominium conversions and lot subdivisions, wireless antenna installations, and miscellaneous permits referred from other City agencies; processing land use applications; conducting environmental review of historic resources pursuant to the California Environmental Quality Act; conducting Project Review Meetings with prospective applicants; serving at the Planning Information Counter as a historic preservation specialist; liaising with property owners, project sponsors, and the general public.

RESCOM Environmental Corporation

Chicago, IL
April 2017 to present

Regulatory Compliance Specialist and Architectural Historian

Contracted to telecommunications firm. Overseeing regulatory processes per the FCC Programmatic Agreement for the Collocation of Wireless Antennae (NPA) from the application phase through construction for approx. 6,000 sites. Ensuring compliance with Section 106 of the National Historic Preservation Act (NHPA) and the National Environmental Protection Act (NEPA), including tribal concurrence. Screening all sites in the Northeast region for proximity to historic landmarks and districts at the local, state, and federal levels. Advising cross-country build teams on landmark designations, Section 106 regulatory processes, communication with State Historic Preservation Offices.

SULLIVAN PRESERVATION

Chicago, IL
January 2016 to present

Associate

Assisted the principal in executing all aspects of Historic Structure Reports (HSRs) and Historic Resource Surveys in a project-based role. Conducted architectural assessment and analysis of current structural conditions. Researched and wrote architectural, social, and contextual histories.

SAN FRANCISCO DEPARTMENT OF PLANNING

San Francisco, CA
June 2015 to October 2015

Preservation Planning Intern

Conducted citywide reconnaissance-level historic resource survey of 65 Neighborhood Commercial Zoning Districts (5,500 buildings). Conducted archival and permit research and wrote analytical reports on each district; identified buildings and clusters that yield historic landmark potential. Co-authored report of findings for submission to the California State Historic Preservation Office. Contributed to the African American Historic Context Statement, the Neighborhood Commercial Building Historic Context Statement, and the Great Cloud of Witnesses Landmark Designation.

LANDMARKS ILLINOIS

Chicago, IL
May 2014 to May 2015

Advocacy and Special Projects Intern

Developed and presented historic preservation educational program for 100 Chicago-area realtors. Researched and solicited nominations for the 2014 Richard H. Driehaus Preservation Awards. Identified 17 properties for nomination to the 2015 Most Endangered Buildings list.

EDUCATION

SCHOOL OF THE ART INSTITUTE OF CHICAGO

Chicago, IL
May 2015

Master of Science, Historic Preservation

Thesis: "City Recreational: Documenting the Chicago Park District's Ten-Year Plan, 1947-1957."
Teaching Assistant, Restoration Design Studio.

FRANKLIN & MARSHALL COLLEGE

Lancaster, PA
May 2012

Bachelor of Arts

English Literature, Architectural History.

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Elizabeth Gordon-Jonckheer

Commissioner Staff

Date of Appointment: 2016

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Elizabeth Gordon Jonckheer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org

PRESERVATION EXPERIENCE

San Francisco Planning Department, San Francisco, California June 2019-Present

Principal Planner/Planner IV, Manager, Northwest Quadrant

Responsibilities: Supervise and direct the Northwest Team, which consists of nine planners (Planner Is, IIs, and IIIs); management of processing of discretionary permits and case applications (Conditional Use Authorizations, Variances, Planned Unit Developments, etc.); and, implement and enforce city planning policies and procedures; gather, analyze and interpret planning data and prepares recommendations; and supervise Preservation Entitlements (including Certificate of Appropriateness and Permits to Alter) in Northwest and Northeast Quadrants. The Northwest Quadrant is responsible for all development activity in the northwest quadrant of the City, which encompasses the high density Van Ness corridor north of the Civic Center, the residential neighborhoods of Pacific Heights, Presidio Heights, Sea Cliff, Cow Hollow, the Marina, the Richmond, the Western Addition, Cole Valley, the Upper and Lower Haight Districts and the Inner Sunset, the neighborhood commercial districts along Clement Street, Upper Fillmore Street, Haight Street, Sacramento Street, Union Street and the Inner Sunset, the Japantown Special Use District and Golden Gate Park. The Northwest Quadrant also includes four important historic districts: Alamo Square, Blackstone Court, Bush Street – Cottage Row, and Webster Street.

Preservation Planner.

2016-2019

Review discretionary permits and case applications in conformance with the City's long-range planning and policy goals, as regulated by Articles 10 and 11 of the Planning Code. Process land use applications, conduct limited environmental reviews and coordinate environmental review processes. Review building permit applications that entail the alteration of historical resources for compliance with the Planning Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the California Environmental Quality Act (CEQA).

M-Group, Town of Colma, Colma, California

2013-2015

Consultant. The Town of Colma contracted M-Group to update their existing Historic Preservation Element of the Town's General Plan. The expectations centered on a desire by the Town to improve their historic preservation program while at the same time acknowledging limited availability of time and resources to perform intensive historic preservation efforts.

Performed an assessment of the relevancy and efficacy of the existing element. Updated the historic preservation policies and objectives section of the Element to better reflect contemporary practices and encourage effective usage of available preservation incentives. A strong focus was placed on educational tools and methods of incentivizing preservation in order to reduce demands on the Town and redistribute them to encourage more community-wide preservation efforts.

M-Group, City of Petaluma Planning Division, Petaluma, California

2013-2015

Senior Planner. Reviewed historical databases, relevant local historic resource inventories, surveys, and City codes to establish goals and priorities for the identification, evaluation, registration, treatment and development of historic properties. Prepared landmark designation reports. Prepared rescission ordinance removing the local historic designation of a property.

KDI Land Use Planning, San Francisco, California

2005-2008

Consultant. Provided analysis and assistance on a variety of San Francisco development projects. Crafted historic resource evaluations and reports for Environmental Evaluation under CEQA. Advised clients on façade renovation and restoration, building preservation, and contextual new construction and additions.

San Francisco Planning Department, San Francisco, California

1996-2001

Preservation Technical Specialist and Preservation Coordinator in the Neighborhood Planning Division. Served as Preservation Coordinator and Secretary to the Landmarks Preservation Advisory Board (LPAB), planned and conducted commission meetings, and supervised the work of ten staff preservation planners. Work included reviewing landmark and historic district designation reports, applications under Articles 10 and 11 of the San Francisco Planning Code, requests for analysis from the State Office of Historic Preservation, and Section 106 federal review.

City of Santa Clara Planning Division, Santa Clara, California

1993-1995

Contract Planner. Acted as the division liaison to the City of Santa Clara/Old Quad Precise Plan Task Force. Focused on historic architectural analysis and citizen participation.

EDUCATION

San Jose State University, Graduate Department of Urban and Regional Planning, San Jose, California.

M.U.P. (Master's in Urban Planning) 1995.

Urban Planning Academic Excellence Award.

Thesis: Planning for Conflict: Citizen Participation Guidelines

Barnard College, Columbia University, New York, New York.

B.A. 1990.

Major in Anthropology

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government City and County of San Francisco

Name of Commissioner Justin Greving

Date of Appointment: N/A (staff to the Commission)

Date Term Expires: _____

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master in Architectural History with a Certificate in Historic Preservation, University of Virginia
Preservation Planner, City and County of San Francisco, December 2014 - present
Historic Preservation Consultant, Chattel, Inc. September 2008-June 2010, August 2012-November 2014
Meets the Secretary of the Interior's Professional Qualification Standards in Architectural History

Justin A. Greving

Local Address: [REDACTED]

E-mail: [REDACTED]

Mobile Phone: [REDACTED]

EDUCATION

UNIVERSITY OF VIRGINIA, Charlottesville, VA

Master of Architectural History with a Certificate in Historic Preservation, received May 2012
Received package of full funding for academic tuition during both years
Recipient of the Judy Rosson Book Award
Cumulative GPA: 3.94/4.0

UNIVERSITY OF CALIFORNIA, LOS ANGELES, Los Angeles, CA

Bachelor of Arts, received June 2007
Concentration: Art
Second Concentration: French and Francophone Studies
Cumulative GPA: 3.71/4.0

WORK EXPERIENCE

San Francisco Planning Department, Current Planning Division

December 2014 – Current, Planner III, Preservation Technical Specialist

- Review Environmental Applications to determine status as historical resource under CEQA.
- Provide design recommendations to ensure proposed projects to historical resources are in conformance with the Secretary's Standards.
- Collaborate with other Preservation Planners to ensure consistent review of proposed projects.
- Coordinate project review with current planners to ensure conformance with zoning regulations.

Chattel, Inc., Los Angeles, CA/San Francisco, CA

August 2012 – December 2014, Associate I

September 2008 – June 2010, Associate II

Cultural Resource Assessments

- Prepared reports determining eligibility of properties for listing in the National Register of Historic Places and the California Register of Historical Resources.

Design Review/CEQA Review

- Worked with developer of an elder care facility to ensure the proposed project had a less than significant impact on a locally designated stable. Collaborated to ensure the landscape plan reflected the rural nature of the property and the proposed building was compatible with the historic stable.

Mills Act Contract/Local Landmark Nominations

- Prepared successful local landmark nominations for properties in Los Angeles and Santa Monica. Prepared successful Mills Act applications for properties in Santa Monica.

PRESENTATIONS/PUBLICATIONS

“Accounting for Lady Nugent’s Creole House”

Presented at the 2011 Annual Southeast Chapter of the Society of Architectural Historians Conference

Article was published in *ARRIS* vol. 13 (2012)

“Straight out of Compton: A Late Modern Building gets an Energy Upgrade”

Presented at the Getty Conservation Institute’s Modern Snapshots in the Field lecture, December 8, 2015

“BART to the Future: A Tour of Modern Transit in the Bay Area”

A tour of BART stations and infrastructure led in partnership with other DOCOMOMO NoCa board members

“A New Attitude to Old Approaches: Examining Facadism”

Session presented at the California Preservation Conference, March, 2016

-presented at the Victorian Alliance monthly meeting April, 2016

-upcoming presentation as a webinar for the California Preservation Foundation, February 2017

AWARDS

Los Angeles Conservancy Preservation Award, 2013

Compton City Hall Window Reglazing Replacement

Project manager for the Compton City Hall window reglazing effort that included preparing Section 106 review for the project, and National Register eligibility-determination. Prepared findings that the building is eligible for listing in the National Register and worked with the glazing contractor to perform a federally-funded energy upgrade.

SPECIAL QUALIFICATIONS/ LEADERSHIP SKILLS

- Meets the *Secretary of the Interior's Professional Qualification Standards* in Architectural History
- President of DOCOMOMO NoCa, April 2014 - Present

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Jeff Joslin
Commissioner Staff

Date of Appointment: October 2012

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

JEFF JOSLIN

planner + urban designer + architect
yojoslin@gmail.com

2440 24th Street
San Francisco CA 94110
503-329-2143

EDUCATION:**Columbia University; 1989. Masters of Science: Architecture & Urban Design.**

Academic Specialties: development and finance, mixed use waterfront development.

University of Oregon; 1987. Masters of Architecture

Academic Specialty: environmentally responsive design.

University of New Mexico, 1983-85. Graduate Architecture Program

Exceeded Advanced Requirements for Certificate in Energy Conscious Design

Brown University; 1980. Bachelor of Arts: Energy and Technology Studies.

Academic Specialty: Energy policy, community-scale sustainability programs/systems.

Goddard College Institute for Social Ecology, 1977. Intensive summer program

Academic Specialty: sustainable energy systems – solar, wind, hydro, biomass.

Phillips Exeter Academy; graduated with honors, June 1975**PLANNING EMPLOYMENT:**

10/12 to Present

**DIRECTOR OF CURRENT PLANNING (DEPUTY PLANNING DIRECTOR);
San Francisco Planning Department.**

Current Planning consists of roughly 80 planners and support staff who administer all (non-environmental) discretionary planning review for the City of San Francisco. Such review includes all new development, modifications to existing development, and historic preservation assessments and activities.

Current Planning is divided into 9 work teams: four by geographic quadrant, historic preservation, the Planning Information Center (over-the counter advice and permitting), administration, a Flex Team (providing project review for a variety of project types and support to the quadrant teams), and design review. The division oversees annually the review of over 8000 permits, with over 300 project reviews going to public hearing, more than any other U.S. city.

Accomplishments:

- Hiring over 50 new employees over seven years to implement new programs, growing the division by fifty percent to: address work load and programmatic demands, reflect adjusting job specifications to best-address current demands, and advance process improvements.
- Establishing a formal Design Review team, staffed by architects, to review all projects at all phases.
- Creating a new Flex Team to more efficiently and equitably prioritize and review projects.
- Developing new Urban Design Guidelines to apply to a majority of the most intensively zoned areas of the city along with associated Special Area Design Guidelines.
- Developing new Historic Design Guidelines to apply to all historic resources and districts.
- Defining and staffing Legacy Business and Cultural Resources programs.
- Developing additional Design Guidelines and other regulation to address housing affordability and related issues, sustainable development, accessibility, neighborhood quality and stability.
- Spearheading the creation of a city-wide green roof and solar ordinance, the first in the nation, requiring such facilities on most new development, supported by a number of cutting edge educational and implementation tools. Winner of regional, national, and international sustainability awards. The ordinance has influenced the proliferation of similar efforts in a number of other cities.
- Establishing a Policy and Procedures Manual for the hundreds of roles and functions of the division.
- Overseeing the final design and implementation of a new Planning and Permit Tracking System.
- Initiating, funding, and staffing city-wide historic survey effort, using newly evolved best practices.
- Implementing numerous process improvements to better service public/customer needs.
- Initiating, and following through to implementation, Electronic Document Review.

2/09 to 9/12

PROJECT MANAGER; KLK Consulting, Portland Oregon.

Responsible for an array of services and projects, providing: pre-development analysis, project management, project, urban design, historic preservation, planning, regulatory development, project representation.

Accomplishments:

- Entitlements Project Manager for the Portland Milwaukie Light rail, developing analysis, strategy and successful applications for approvals and permits for the now-complete 7.5 mile, \$1.5 billion project.
- Co-Project Manager of a statewide process that resulted in a manual to instruct municipalities in regulatory approaches and principles for infill development in 245 National Register historic districts.
- Developed historic interpretive programs for Portland's downtown light rail stations.
- Crafted a new Historic Zoning Code for West Linn Oregon.
- Drafted regulation and planning approaches to guide future development in Washington County OR.

10/92 to 9/12

PRINCIPAL; Strategic Design + Development Services, Portland Oregon.

Independent consulting firm engaged in: pre-development analysis, project management, project design, urban design, planning, regulatory development, project representation, sustainable assessment and development.

Accomplishments:

- Project Manager (under contract with Crandall Arambula), overseeing the development of a regulatory framework for Edmonton Alberta, now guiding the form and quality of development at 60 station areas associated with the planned \$15 billion light rail system.
- Project Management and entitlements for The Beacon, a high-rise story residential tower in downtown Portland, the only tower in the City to pursue and achieve such approvals in 2009.
- An array of permits and approvals in various municipalities for residential, and commercial projects.

3/01 to 2/09

LAND USE SUPERVISOR; Bureau of Development Services, City of Portland; Portland, OR.

Responsible for management of personnel and budget for a team of planners and various support staff within the agency, as well as responsibilities of the Senior Planner position below. Oversaw urban design regulation and the administration of thousands of reviews to ensure the quality of development of billions of dollars of development in the most strategically important and aesthetically sensitive areas of the city. Played a primary role in developing guiding regulation for Portland's most successful districts. Forwarded urban design, sustainability, and livability initiatives, regulations, and process improvements as opportunistically achievable.

11/06 to 11/10

BOARD MEMBER (ELECTED OFFICIAL) AND VICE CHAIR; West Multnomah Soil and Water Conservation District Board; Portland, OR.

The organization serves West Multnomah County and Sauvie Island residents with conservation planning, invasive weeds, livestock management, grant funding, habitat restoration. Led the effort to establish a tax levy, elevating the organization's budget from \$50k a year to \$2 million per year; expanding the staffing, programs, and projects now benefiting citizens and biosystems throughout Portland's west side watershed.

1/96 to 2/01

SENIOR PLANNER, URBAN DESIGN; Bureau of Planning, City of Portland; Portland, OR.

Staff to Design and Landmarks Commissions. Responsibility for: providing planning and urban design advice to agencies and leadership throughout the City, development and coordination of design-related policy and long-range planning efforts, managing planning efforts for various urban design projects, developing regulatory documents related to architectural/urban design, administering the Design and Landmarks Review programs, managing a staff of city planners processing over 250 land use reviews per year.

11/93 to 12/95

CITY PLANNER; Bureau of Planning, City of Portland; Portland, OR.

Staff for Design, Historical Landmarks, Demolition, Conditional Use, Adjustment, Zone Change and Mitigation Plan Reviews.

REPRESENTATIVE PROJECTS WHILE WITH THE CITY OF PORTLAND

**Portland Central City
Design Regulations,
Infrastructure Standards,
Specific Project Review**

Responsibilities:

City Planning representative throughout numerous legislative and public works projects. Primary City author for related design regulation and guidelines. Case Planner for numerous Central City projects. Planning supervision of final project review of all development over 12 years.



Portland's Central City encompasses about 2750 acres, or 4.3 square miles. Re-development of adjoining districts into vital residential districts, development of a number of new districts, and a successful jobs attraction in a number of arenas, has led to an aggressively active downtown retail, office, and housing core. Over the last decade, dozens of new towers have emerged, successfully re-energizing this recently dormant center.

The pivotal role of legislative underpinning has resulted in ongoing support of a growing design review function in the City. The consistency and certainty fostered by these regulatory improvements attracted billions of dollars in new and innovative development.

**South Waterfront District
Master Plan, Street Plan, Public
Realm Standards,
Greenway Master Planning,
Design Regulations,
Specific Project Review**

Responsibilities:

City representative throughout the plan, primary author for related design regulation and guidelines, negotiation of project pre-design, supervision of final project review.



130 acre plan area. Plan establishes a framework for a 21st century sustainable, vibrant development that balances commercial and institutional projects, affordable and market rating housing, an exemplary riverfront and high quality open space system.

Phase 1 (2003-2008) embodies nearly \$600 million in private and public investment, including \$120 million in parks and transportation infrastructure.

Ultimately, build-out will provide 3000 housing units, 10,000 jobs, an integrated multi-modal transit system, and a 100 foot wide, mile-long river greenway.



**Oregon Health and Science University
Master Plan,
Design Regulations, and
Specific Project Review**

Responsibilities:
City Planning, representative throughout the plan, primary author for related design regulation and guidelines, primary negotiation for project pre-design, planning supervision of final project review.



OHSU is Portland's premier research and teaching hospital. 5 million square feet of institutional facilities are located on a hilltop with complex topography, constrained by geography and infrastructure, yet critical to the continuing expansion of Portland's bioscience economies.

A master planning and associated multi-year legislative project lead to new zoning regulations, a sophisticated layer of multi-zoned design guidelines, an internal open space and transportation management plan. Since that time, a number of significant projects emerged. 1 million square feet of patient care and research facilities have been completed since the 2003 plan by 2008.



**River District
Master Planning,
Infrastructure Planning
And Integration,
Design Regulations, and
Specific Project Review**

Responsibilities:
City Planning representative throughout the plan, primary author for design regulation and guidelines, primary negotiation for project pre-design, project planner for numerous projects, planning supervision of final project review over 12 years.



360 acre plan area. When this inner-city brownfield site was first master-planned in the mid-90's it anticipated an investment of \$150 million in infrastructure would generate \$750 million in development, including: approximately 5500 housing units, 1.5 million square feet of office, and 500,000 square feet of retail. The phenomenal success of the district has resulted in an exceeding of these goals, in what heralded as one of the great mixed-use successes of the 20th century.

I played a primary multi-year role in the catalytic centerpiece Brewery Blocks, consisting of 1.7 million square feet of office, housing and retail space over five city blocks. All buildings are among the first to be LEED certified, including the first LEED National Register building.

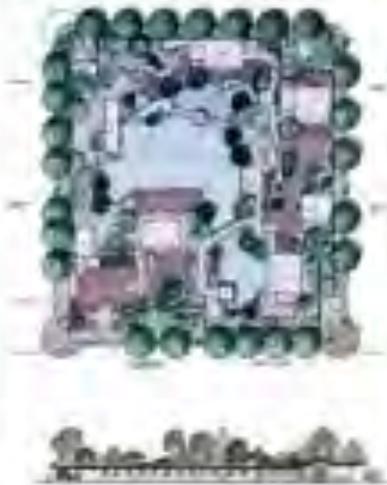


Classical Chinese Garden

International Contract Negotiation and Project Facilitation, Specific Project Review

Responsibilities:

Mayor-appointed sister city representative, contract and design facilitator over the multi-year course of the project, planning supervision, final project review.



\$20 million, 40,000 square foot, full-block-site development in the heart of the City. No project like this had been undertaken in Portland, or in the country, at the time; there was no precedent for how to coordinate technical and programmatic requirements, and the project was considered of high strategic value given the intent of both cities to build our sister city relationship into a trade relationship.

The result of that delicate but successfully evolved collaboration was a world-class garden that's one of our most successful touristic destinations.

Numerous economic development joint ventures developed between our business communities as a result. The project has had a catalyzing effect on the surrounding neighborhood.



ARCHITECTURAL/URBAN DESIGN EMPLOYMENT:

12/92 to 12/93 **PROJECT ARCHITECT: Soderstrom Architects; Portland, OR.**

10/90 to 10/92 **PROJECT ARCHITECT: Rommel Architectural Partnership; Portland, OR.**

9/89 to 10/90 **PROJECT ARCHITECT: Vallaster & Corl, Architects, Portland, OR.**

10/87 to 9/88 **INTERN ARCHITECT: The Stein Partnership (Richard/Carl Stein); New York, NY.**

6/87 to 10/87 **INTERN ARCHITECT: Fellows and Martinez, Architects; New York, NY.**

6/85 to 9/85 **INTERN ARCHITECT: Design Collaborative Southwest; Albuquerque, NM.**

2/82 to 9/83 **CONSULTANT/PROJECT ADMINISTRATOR: Black River Design; Montpelier, VT.**

HISTORIC PRESERVATION EMPLOYMENT:

1/10 to 10/16 **CO-FOUNDER AND OWNER: Powerhouse ReGen LLC;** Portland, OR.
As one of three owners the acquired for re-purposing the Bull Run Powerhouse, a National Register eligible and regionally significant former hydro-facility on the Bull Run River in Sandy, Oregon. The Powerhouse and associated facilities also owned by the LLC were designated as the first Historic District established in unincorporated Clackamas County. Establishing allowable uses, prior to the conveyance of the site to a non-profit created for the ongoing stewardship of the site, the owners successfully pursued the creation of precedential case law pertaining to State Land Use Goals that will allow future adaptive-reuse of historic properties in rural zones across the state.

SUSTAINABILITY AND HISTORIC PRESERVATION EMPLOYMENT:

11/92 to 12/93 **PROJECT COORDINATOR: The Whole House Recycling Project;** Portland, OR. National award-winning pioneering research into deconstruction and salvage.

9/84 to 6/86 **RESEARCH ASSISTANT: Professor Charlie Brown, University of Oregon;** Eugene OR. Generated templates “Energy Scheming”, an energy analysis and teaching tool.

9/84 to 6/86 **RESEARCH ASSISTANT: Professor John Reynolds, University of Oregon;** Eugene Oregon. Furthered research into the potential into predictive methodologies for passive cooling of commercial buildings.

12/83 to 9/84 **PROJECT ADMINISTRATOR: New Mexico Solar Retrofit Program;** Design, Planning and Research Center; Albuquerque, NM, for the State of New Mexico Energy and Minerals Department.

1/82 to 12/82 **EXECUTIVE DIRECTOR: Solar Association of Vermont;** Montpelier, Vt, a solar and renewable energy trade, consumer advocacy and lobbying organization.

5/81 to 1/81 **PROJECT MANAGER: Rhode Island Solar Retrofit Program;** The Providence Corp.; Providence, RI. Established and supervised the manufacture and installation of solar hot air systems throughout the state.

PROFESSIONAL ACCREDITATIONS:

ARCHITECTURAL REGISTRATION: Oregon #3184

NCARB (National Council of Architectural Registration Boards) CERTIFICATION: 1992

Oregon Certified Erosion and Sediment Control Lead (CESCL)

Certified Energy Auditor, State of Rhode Island

CURRENT ASSOCIATIONS:

Member, Waterfront Development Advisory Committee, San Francisco
Member, Municipal Green Building Task Force, San Francisco
World Resources Institute Sustainable Development Fellow
Member, Board of Directors, Powerhouse Center On The Bull Run
Member Emeritus, Board of Directors, Lawrence Halprin Conservancy
Member, Board of Directors, Sauvie Island Conservancy

AWARDS:

AIASF Community Alliance Awards - Local Government Award, Dec 2019 American Institute of Architects Center for Architecture and Design, San Francisco. "This award recognizes Jeff patient march towards progress, his good humor, and unflappability in the face of debate, and his willingness to focus on the long-game, shared goals and building coalitions for change."

Presidential Citation, July 2018 American Institute of Architects California Council. Bestowed for "your willingness and passion to work collaboratively and openly with the architectural profession...Your consideration of the role the architectural profession plays in creating a more effective and efficient planning process in San Francisco is commended and serves as a best practice for other municipalities to follow..."

Excellence in Sustainability, Best Sustainable Policy, Law, or Tool, April 2018. American Planning Association. Award for the Implementation of the Better Roofs Ordinance and associated efforts, the first legislation of it's kind, nationally or internationally, to require solar and/or green roofs on new development, and its impact on the resultant deployment of similar approaches in other US cities

Green Roofs for Healthy Cities Civic Engagement Award, September 2017. Green Roofs For Healthy Cities. The Civic Award honors outstanding contributions to green roof policy development. Bestowal resulting from San Francisco's implementation of it's Better Roof Ordinance..

AIASF Community Alliance Awards Presidential Commendation, Dec 2015 American Institute of Architects, San Francisco Chapter. Award for "...leading the Department towards an improved process... for your willingness to come together to work collaboratively and openly with AIASF ."

Northern California American Planning Association Merit Award for Innovation In Green Community Planning (to the San Francisco Planning Department for a a project I spearheaded: the Better Roofs Ordinance.)

2013 Comprehensive Planning Award of Excellence & 2011 Edmonton Urban Design Awards, Award of Merit, Professional Planners Institute (APPI) & the City of Edmonton, for Transit Oriented Development Design Guidelines and Land Use Framework (Project Manager, with Crandall Arambula in 2012).

Northwest Examiner Edelman 2008 Environmental Award honoring sacrifices and successes in leading the Sauvie Island Friends For Environmental Responsibility (SAFER) in halting a local landfill expansion.

1000 Friend of Oregon Developer of the Year Award for 2001. Acknowledging my role, as representative of the Office of Planning and Development Review, in the multi-year development of the River District.

NIAUSI (Northwest Institute for Architectural and Urban Studies in Italy) Year 2000 Fellowship October to December, 2000. One such annual award to a design professional to study in Italy. Work program included studying, sketching, photographing, lecturing, interviewing and web site development (over 100,000 hits) pertaining to the design, history, and programmatic management of the public realm in Florence Italy.

American Society of Landscape Architects, Oregon 2000 Honor Award. For development of the North Macadam (now South Waterfront) Street Plan and supporting documents.

American Society of Landscape Architects, Oregon 2000 Honor Award. As part of a team that developed Portland's events, documents and installations incelebration of the history and successes of planning in Portland, entitled (by me): "We Planned, It Worked".

1st Annual Award For Architectural Research: for research by the Whole House Recycling Project. National/international competition. American Institute of Architects and Progressive Architecture, 1994.

National Energy Education Day Youth Award. For development and teaching of a high school course in Energy and Alternative Energy Systems. Awarded by the National Association of Science Teachers, 1980.

Department of Energy Appropriate Technology Grant. For the development and teaching of a high school course in Energy and Alternative Energy Systems. Taught at School One, Providence Rhode Island 1980.

LECTURES, PRESENTATIONS (representative):

Grey to Green Conference, Minneapolis Minnesota. September 2019.
"Living Architecture Policy", "The Green Infrastructure Coalition Model" (closing plenary).

Urban Green Architecture Symposium, Portland. September 2019.
"Climate Change and Green Infrastructure Urgency".

Vancouver B.C. Green Roof Symposium, Vancouver B.C. November 2017
"San Francisco's Strategic Path to Better Roofs".

National American Planning Association Conference, San Francisco, April 2019.
"Trends in Green Roof Policy".

Cities Alive, international green roofs conference, New York, September 2018
"Policy tools for Developing Green Infrastructure Policy".

Denver Green Roof Symposium, Denver. November 2017
"San Francisco's Mandatory Green Roof Policy".

Cities Alive, international green roofs conference, Seattle, September 2017
Opening plenary.: Green Infrastructure Policy: Equity and Resilience.

National American Planning Association Conference, New York, May 2017.
"Design For Design Guidelines".

Cities Alive, international green roofs conference, San Francisco October 2013.
Opening and closing plenary speaker, as well as other policy-specific presentations.

Panel convened by Swissnex San Francisco, May 2013
"Greening San Francisco".

Reed College; October 2008:
"Planning and Urban Design in Portland, Oregon."

Portland AIA Architecture Week Panel, October 2001:
"A Design Manifesto for Portland."

Northwest Consortium, Florence, Italy, October 2000:
"A Comparative Urban Design Analysis – Portland Oregon and Florence Italy."

1st Annual Green Building Conference, Seattle Washington:
"Moving Towards Sustainability – the Future of Recycling In Building Deconstruction."

Railvolution, Portland Oregon, September 1998:
"Regulation of Design In Portland Oregon."

National Passive Solar Conference, Boulder Colorado, October 1986
"Passive Cooling Strategies for Existing Designs."

BIBLIOGRAPHY (representative – does not include vast contributions to regulatory documents):

Editorial contribution, and featured in numerous articles in various publications (The Oregonian, Willamette Week, Daily Journal of Commerce, Portland, Spaces, Portland Monthly, Arcade, New York Times, Wall Street Journal), pertaining to urban design, aesthetic regulation, and historic preservation in and around Portland Oregon. Also: featured in numerous articles pertaining the preservation of the historic Bull Run Powerhouse.

Green Roof and Wall Policy In North America - Regulations, Incentives, and Best Practices. This report is designed to provide information about where to source supportive policies and programs for green roof and wall installation across North America. It is also designed as a resource for policy makers and advocates. Co-authored with Steven Peck and Maya Stern, Green Roofs for Healthy Cities, 2019

"Green Roof Mandates at the City Scale: Good Practice is Good Economics, and Good Economics is Good Policy". **Living Architecture Monitor**, December 2018.

"Building San Francisco's Better Roof Ordinance"
Living Architecture Monitor, December 2017.

"Mandatory San Francisco Living Roof Requirements Take Root"
Living Architecture Monitor, December 2016.

Compatible Infill Design: Principles for New Construction In Oregon's Historic Districts.
Co-Author with Karen Karlsson and Rich Michaelson, Historic Preservation League of Oregon, 2011

Featured subject, **Wild Things, Adventures of A Grassroots Environmentalist**, Donna Matrazzo, 2008

"What Jane Jacobs Truly Saw", **The Wall Street Journal**, May 2006.

"View from Portland, the City that Works" , **Arcade Magazine**, Spring 2003

Biographically featured in **Rules for the Unruly: Living An Unconventional Life**, Marion Winik, 2001.

"Harvesting Lumber From Old Houses", **Fine Homebuilding Magazine** (Spring 1995).

"1st Annual Research Award: Whole House Recycling", **Progressive Architecture** (July 1994).

"Economic and Energy Analysis: Salvage and Reuse of Construction Materials From Residential Demolition", **Proceedings, Solar 94 National Passive Solar Conference** (Boulder: ASES; 1994).

"Waste Waste Not, Want Not; Potential of Salvage and Reuse of Construction Materials From Residential Demolition", **Sustainable Strategies for Communities and Building Materials**, American Institute of Architects, Washington, 1993.

Principal Author: **The Waste Papers: Salvage and Reuse of Construction Materials From Residential Demolition** , Metro (June 1992, Portland OR).

"Confessions of a Co-op Junkie," **Frontlines** (Portland, January 1993).

"Pay More For Food," **Frontlines** (Portland, November 1992).

"Who Cares If It's A Co-op," **Frontlines** (Portland, September 1992).

Principal Author: "Famous Buildings Move to Denver: Passive Cooling Strategies for Existing Designs," **Proceedings 11th National Passive Solar Conference**; (Boulder: ASES; 1986).

An Assessment of Potential Alternative Food and Energy Projects Appropriate to Low-Income Neighborhoods in Providence, Rhode Island; Economic Development Administration: Washington; 1980.

Principal Author/Researcher: **Home Wind Energy Guide**; Rhode Island Governor's Energy Office: Providence; 1977.

PAST ASSOCIATIONS (representative):

Elected Official – Director, Vice Chair: West Multnomah Soil and Water Conservation District
Member, Board of Directors, Restore Oregon (statewide historic preservation organization)
Member, Mayors City Design Initiative Team (Portland)
Member, Streetcar Streetscape Technical Advisory Committee (Portland)
Member, North Macadam Core Group and Technical Advisory Committee (Portland)
Member, North Macadam Street Standards Technical Advisory Committee (Portland)
Mayor-appointed Member, Board of Directors, Portland-Suzhou Sister City Association
North-South Light Rail Transit Technical Advisory Committee (Portland)
South Transit Mall Technical Advisory Committee (Portland)
Hawthorne Bridge Renovation Technical Advisory Committee (Portland)
Member, Board of Directors, Portland Community Design
President, Board of Directors, Food Front Food Cooperative (Portland)
President, Board of Directors, Homestead Homegrown Products
Appointed Member, Oregon Energy Conservation Board: Technical Work Group
Chairperson, Envelope Subcommittee, Oregon ECB Technical Work Group
Chairperson, Portland A.I.A. Energy Committee, 1990, 1991
Member, American Institute of Architects
Member, American Solar Energy Society

Statement of Qualifications
for
Certified Local Governments Commission/Staff

Local Government City & County of San Francisco

Name of Commissioner/Staff Alexandra Kirby

Date of Appointment: 09/2014

Date Term Expires: n/a

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

ALEXANDRA KIRBY

LEED Green Associate

1650 MISSION STREET, SUITE 400

SAN FRANCISCO, CA, 94103

415 575-9133

ALEXANDRA.KIRBY@SFGOV.ORG

EXPERIENCE

March 2016 -
Present

San Francisco Department of City Planning

Preservation Compliance/Planner III

Establish best practices for common preservation-related issues

Develop trainings and guides for review efficiency for Enforcement and PIC staff

Assist public in bringing projects involving eligible historic resources into compliance with the Planning Code and Secretary of the Interiors Standards

Nov. 2013 –
March 2016

Northwest Quadrant/Planner II

Review entitlements for Planning Code compliance

Assist Historic Preservation Division in CEQA determinations and Secretary of Interior's Standards compliance

Assist general public with Planning Code interpretations and administrative approvals at the Public Information Counter and

Attend public outreach events as a Department ambassador

Sept. 2013 –
Nov. 2013

Page & Turnbull San Francisco, CA

Architectural Historian/Cultural Resources Specialist

Research and author technical reports, field research and documentation

Compile and finalize documents using InDesign, Photoshop, ArcGIS 10.1

EDUCATION

2011 – 2013

Columbia University New York, NY

Graduate School of Architecture, Planning and Preservation

Masters of Science, Historic Preservation

Thesis – *Preserving the Civic Landscapes of Isamu Noguchi*

Relevant Coursework: Sustainable Zoning & Land Use, GIS, Neighborhood Change

Recipient: Asian Cultural Council grant; Kinne Travel Fellowship

Independent Study course: Modernism in Havana, 2013

Preservation guest lecture series coordinator, *Inquiry:HP*

2011

University of Oregon Trogir, Croatia

Conservation Field School: Croatia

Documentation of dry stone construction village for Ministry Of Culture

2004-2009

University of California, Santa Cruz

Bachelor of Arts in History of Art and Visual Cultures

Dean's honors; focus on architectural history and environmental studies

Semester in Cordoba, Spain, for Spanish immersion and history studies

SKILLS

Meets Secretary of Interior's Professional Qualification Standards in Architectural History

Microsoft Office Suite; Adobe Creative Suite; ArcGIS; AutoCAD; Google SketchUp

Social Media: Instagram, Facebook, Twitter

Arts: Pottery, photography, watercolor

PAPERS/
PUBLICATIONS

- 2013 *Reassessing the Public Spaces of Isamu Noguchi*, Master's Thesis
<http://academiccommons.columbia.edu/catalog/ac%3A174935>
- July, 2014 *The Little-Known Public Spaces of Isamu Noguchi: Detroit's Hart Plaza*
DoCoMoMo US, <http://docomomo-us.org>
- April, 2013 *Mosaics of La Rampa*
Independent study course documenting historic public mosaics in Havana,
Cuba
- March, 2013 *Programming of the Birmingham Central Library, UK*
- October, 2012 *Preservation at Play: What can we learn from post-war playscapes?*
- June, 2009 *Women in Contemporary Indian Architecture*

LANGUAGES

Intermediate/conversational Spanish
Intermediate French

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Natalia Kwiatkowska

Commissioner Staff

Date of Appointment: January 2015

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Natalia Kwiatkowska

Phone 415.575.9185

Email: natalia.kwiatkowska@sfgov.org

Objective To follow my passion for urban planning, architecture and historic preservation, and pursue a career in the field of planning in a government setting to further gain experience and knowledge.

Education *School of the Art Institute of Chicago*
Master of Science in Historic Preservation
Graduation: May 2014
Graduate Thesis: "Spanish Charm in Chicago's Suburbs:
Survey of a 1920's Development in Park Ridge, IL"

University of Illinois at Chicago
Bachelor of Science in Architecture
Concentration in Art History
Graduation: May 2012

Work Experience **Planner I**, January 2015 to present
City and County of San Francisco, CA

- ♥ Review of building permit applications and variety of land use applications including variances and conditional use authorizations for conformity to the General Plan, Planning Code, Design Guidelines, Historic Preservation and all other relevant policies and processes
- ♥ Review of miscellaneous permits for referrals to other agencies
- ♥ Draft staff reports, motions, and letters as required
- ♥ Attend and participate in public hearings before the Planning Commission as required
- ♥ Staff the Public Information Center for assistance to the public
- ♥ Review of environmental evaluation applications and historic resource determinations
- ♥ Preservation review of projects to meet the Secretary of Interior Standards
- ♥ Supervise an intern during the summer internship program
- ♥ Conduct a plan check workshop during the summer internship program
- ♥ Assist in outreach and adoption of a historic resource survey
- ♥ Department Ambassador at public meetings

City Planning Intern, June 2014 to February 2015
City and County of San Francisco, CA

- ♥ Documentation and evaluation of historic mixed-use buildings in the Neighborhood Commercial Building Storefront Survey
- ♥ Records and historic research of San Francisco's architecture

Survey Intern, July 2013-August 2013
Miami Design Preservation League, Miami Beach FL

- ♥ Re-survey of the Art Deco Historic District
- ♥ Records and historic research of Miami Beach architecture

Skills Software proficiency:

- ♥ GIS, AutoCAD, Revit, Rhinoceros & SketchUp
- ♥ Adobe: Illustrator, Photoshop, InDesign & Acrobat
- ♥ Microsoft: Word, PowerPoint & Excel

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government City & County of San Francisco

Name M. Pilar LaValley

Commissioner Staff

Date of Appointment: N/A

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master's of Science in Historic Preservation; 9 years of professional experience in architectural history and preservation planning

M. Pilar LaValley, LEED AP

Employment History

City & County of San Francisco, 11/2007-Present (40 hours/week)

SURVEY COORDINATOR (10/2016-PRESENT)

- Develop historic resource survey methodologies, surveys, and context statements for citywide survey
- Prepare historic resource documentation and the integration of survey findings into publicly-accessible database
- Develop and implement public outreach strategy for survey
- Develop and complete and survey pilot to test methodologies.

PLANNER III/PRESERVATION TECHNICAL SPECIALIST (11/2007-9/2016)

- Review building and land use permit applications
- Determine eligibility of properties for listing on the National, California, or local historic registers
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)
- Make presentations to Historic Preservation Commission, Planning Commission, and Board of Supervisors
- Review and comment on California Environmental Quality Act environmental review documentation
- Review and comment on draft staff reports
- Assist in development and implementation of planning policies and procedures

Positions involve: project management skills; application of local land use, zoning, and General Plan regulations; application of National, State, and local historic designation criteria; application of the Secretary's Standards; knowledge of historic preservation laws and regulations; ability to convey technical information in writing; communication with property owners, preservation advocates, and government agencies.

Chattel Architecture, Preservation & Planning, Inc., 8/2004-9/2007 (40 hours/week)

SENIOR ASSOCIATE (6/2006-9/2007) ASSOCIATE (8/2004-6/2006)

- Survey and assess potential eligibility of properties for listing on the National, California, or local historic registers
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)
- Prepare National Register nominations and supporting documentation
- Prepare California Environmental Quality Act environmental review documentation
- Prepare Federal Investment Tax Credit applications
- Prepare municipal preservation plans and ordinances
- Prepare proposals, scopes of work, project budgets, and responses to Requests for Proposals
- Manage project budgets, schedules, and scopes of work
- Contribute to grant proposals
- Provide administrative assistance in preparing invoices and managing grants

Position involved: application of National, State, and local historic designation criteria; application of the Secretary's Standards; knowledge of rehabilitation tax credit program requirements; knowledge of preservation laws and regulations; knowledge of historic resource survey methods; ability to conduct primary research; knowledge of historic construction techniques; digital and 35mm photography; writing and editing; report layout and formatting; communication with developers, preservation advocates, and government agencies.

Allegheny East Conference of Seventh Day Adventists, 1/2003-9/2003 (5 hours/week)

HISTORIC PRESERVATION CONSULTANT

- Conduct historic research and analysis
- Compose National Register nomination and prepare supporting documentation

Position involved: ability to successfully apply the National Register criteria for designation; ability to conduct primary research; 35mm black and white photography; writing and editing; communication with the property owner and State Historic Preservation Office; ability to set and meet deadlines.

M. Pilar LaValley, LEED AP

National Trust for Historic Preservation & National Park Service, 2/2003-7/2004 (5-10 hours/week)

HISTORIC PRESERVATION CONSULTANT

- Survey and assess the physical condition of a National Historic Landmark building
- Identify and describe active deterioration mechanisms in physical fabric
- Make recommendations for preservation
- Conduct historic research
- Document, through research and physical examination, building's physical development
- Write Condition Assessment Report and Property History Report
- Manage project schedules and accounting/billing for time and costs

Position involved: ability to assess the physical condition of historic buildings; ability to conduct primary research; ability to convey technical information in writing; knowledge of historic construction techniques; digital photography; writing and editing; report layout and formatting; communication with property stewards and grant managers.

Historic Preservation Office, State of New Jersey, 9/2001-7/2003 (10-20 hours/week)

INTERN – SECTION 106

- Conduct research and respond to requests for technical assistance
- Review and comment on NHPA, Section 106 documentation
- Review and edit reconnaissance-level and intensive-level countywide architectural surveys
- Review projects for conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)

Position involved: ability to understand maps, architectural and construction plans; application of National Register criteria; application of the Secretary's Standards; knowledge of applicable preservation laws and regulations; knowledge of resource survey methods; writing and editing; communication with applicants.

Philadelphia Support Office, National Park Service (Student Temporary Employment Program), 6/2001-12/2002 (20-40 hours/week)

ARCHITECTURAL TECHNICIAN

- Provide technical support for the National Historic Landmarks Program, Challenge Cost Share Grant Program, and the HABS/HAER/HALS Program
- Prepare HABS/HAER/HALS documentation for transmittal to the Library of Congress
- Conduct architectural survey of a National Historic Landmark property (18+ buildings)
- Conduct architectural survey of eastern Pennsylvania portion of the Lincoln Highway for Special Resource Study (170+ resources)

Position involved: primary research; writing on architectural, historical, and preservation topics; knowledge of HABS/HAER/HALS documentation requirements; knowledge of resource survey methods.

Education

2009	LEED AP certification
2000-2002	University of Pennsylvania, Graduate School of Fine Arts MS in Historic Preservation – Preservation Planning
1992-1996	University of Michigan, Residential College BA Social Science – Environmental Studies and Urban Planning
1994	University of Michigan, Biological Field Station Natural History Writers Program

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government __City and County of San Francisco_____

Name of Commissioner/Staff Frances M. McMillen_____

Date of Appointment: __08/15/2016_____

Date Term Expires:_____

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

FRANCES M. MCMILLEN

440 42nd Street • Oakland, CA 94609 • 202-276-5001 • fmm6e@virginia.edu

EXPERIENCE

HISTORIC PRESERVATION TECHNICAL SPECIALIST

SAN FRANCISCO PLANNING DEPARTMENT

August 2016 to the present

- Review building permit applications that entail alterations to historic resources for compliance with the Planning Code, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other relevant historic preservation and urban design policies
- Prepare and develop a Department position on a variety of preservation related applications, including Certificate of Appropriateness, Determinations of Major and Minor alterations in downtown zoning districts, and Permits to Alter
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act
- Attend
- Participate in public hearings before the Historic Preservation Commission and other review bodies as required
- Provide public outreach on preservation incentives including landmark designation processes under the Planning Code, state, and federal levels, Mills Act property tax reduction, State Historic Building Code, and technical assistance about general permit processes

HISTORIC PRESERVATION SPECIALIST

DISTRICT OF COLUMBIA HISTORIC PRESERVATION OFFICE

December 2012 to July 2016

- Reviewed and evaluated building permit and concept design applications for alterations and new construction in accordance with local and national historic preservation principles, regulations, and practices
- Determined the compatibility of proposed building modifications and new construction and presented staff recommendations to the Historic Preservation Review Board at their monthly hearings
- Monitored large and small scale projects from start to finish to ensure appropriate and approved materials and methods of construction are in use
- Researched the history of buildings and sites with projects or landmark designation under consideration
- Developed and maintained effective working relationships with residents, city and elected officials, business owners, preservation partner organizations, architects and building trade professionals
- Consulted and collaborated with District of Columbia and federal agencies on projects with shared jurisdiction

LANDSCAPE HISTORIAN

CULTURAL LANDSCAPES PROGRAM

National Park Service, National Capital Region

September 2009 to December 2012

- Conducted field surveys, evaluated physical condition and integrity of contributing features, prepared reports and plans to support cultural landscape preservation
- Managed, prepared, and authored multiple cultural landscape inventories on inadequately documented landscapes within the National Capital Region

- Performed primary and secondary research at the National Archives, Library of Congress, and local historical societies, libraries, government agencies, and repositories
- Determined the significance of sites using National Register criteria
- Collaborated and consulted with regional and park staff, including landscape architects, archeologists, and resource managers on research methods and project goals, cultural landscape preservation concerns, and development of treatment options in accordance with the Secretary of the Interior's Standards
- Researched, authored, and edited historic context chapters of cultural landscape reports
- Reviewed and edited National Register nominations, cultural landscape inventories and reports, historic structure reports, web content, and correspondence using the Chicago Manual of Style and National Park Service style guides
- Authored web content for the National Park Service's Cultural Landscape Program website

ARCHITECTURAL HISTORIAN

HISTORIC ARCHITECTURE PROGRAM

National Park Service, National Capital Region

October 2008 to August 2009

- Surveyed, inventoried, and performed condition and integrity assessments of historic structures located in the National Capital Region, including Prince William Forest Park, Antietam National Battlefield, Chesapeake & Ohio Canal National Historical Park, and Fort Washington Park
- Conducted primary and secondary research on buildings and properties located within the region's parks
- Created, edited, and updated entries in the park service's List of Classified Structures (LCS) database

ARCHITECTURAL HISTORY RESEARCH FELLOW

St. Elizabeths Hospital

June 2007 to August 2009

- Conducted primary research on the history and development of St. Elizabeths Hospital
- Active member of the working group tasked with the re-establishment of a museum at the hospital
- Located more than 200 St. Elizabeths' artifacts at government agencies, museums and other institutions and assisted in their return to the hospital
- Researched the identities of individuals buried in the hospital cemetery
- Conducted buildings and grounds surveys for historic objects
- Consulted designers, historians, former and current hospital staff members and patients, concerning the creation of a new hospital museum

INTERN

CULTURAL LANDSCAPES PROGRAM

National Park Service, National Capital Region

June 2008 to August 2008

- Conducted primary and secondary research on Columbus Plaza, a historic site adjacent to Union Station in Washington, DC
- Conducted site analysis and evaluation of Columbus Plaza utilizing National Register criteria
- Completed Cultural Landscape Inventory of Columbus Plaza

Research Assistant
Frederick Law Olmsted Papers
University of Virginia
January 2008 to June 2008

- Researched sources, provided references and supporting materials for the annotated letters and documents selected for volume eight of Frederick Law Olmsted's papers
- Conducted interviews and reviewed secondary and primary source material

EDUCATION

University of Virginia Charlottesville, VA	<i>Master of Architectural History</i> <i>Historic Preservation Certificate</i>	2008
Smith College Northampton, MA	<i>Bachelor of Arts</i> <i>American Studies</i>	1996

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Elizabeth Munyan

Commissioner Staff

Date of Appointment: May 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Elizabeth C. Munyan

804-335-9781 | elizabethmunyan@gmail.com

WORK EXPERIENCE

SAN FRANCISCO PLANNING DEPARTMENT- SAN FRANCISCO, CALIFORNIA

Planner 1: Current Planning Division

April 2019- Present

- Conduct historic research, develop maps and graphic tools, perform community outreach and conduct field work as a part of the Planning Department's Citywide Survey
- Assess properties for eligibility in the National Register and/or California Register of Historic Places through the Planning Department's Historic Resource Assessment Program
- Review preservation related entitlements, review project applications for compliance with the *Secretary of the Interior's Standards for Rehabilitation*, and assist the Environmental Planning Division in reviewing historic resources under CEQA guidelines
- Prepare Article 10 Landmark Designations by conducting archival research, performing site visits, and drafting the final designation report and legislation documents
- Serve on the Racial and Social Equity Core Team, working alongside other Planning Divisions and City Agencies to implement equity outcomes in Current Planning work

SAN FRANCISCO PLANNING DEPARTMENT- SAN FRANCISCO, CALIFORNIA

Citywide Survey Intern

June 2018- April 2019

- Provided background research and support for developing a Fieldwork Methodology for the Planning Department's Citywide Survey
- Test-piloted survey software and hardware programs to inventory the location, distribution, and significance of historic resources
- Co-authored an abbreviated Historic Context Statement for the Haight-Ashbury neighborhood which included extensive research of history, themes, and survey data outcomes
- Attended various trainings on zoning and compliance, site plan review, and land use entitlements

PAGE AND TURNBULL- SAN FRANCISCO, CALIFORNIA

Preservation Extern

January 2018

- Placed within the Cultural Resources Planning and Research Department during the University of Virginia Externship Program to explore a career interest in a realistic learning environment
- Assisted with historic research for Historic Resource Evaluations and the preparation of Historic Structures Reports

CITY OF DANVILLE ECONOMIC DEVELOPMENT AGENCY- DANVILLE, VIRGINIA

Summer Intern with Danville Regional Foundation

Summer 2017

- Performed property research on historic buildings located in the City's River District and used findings to market properties to future developers
- Created a database of historic developers that use historic tax credits

DANVILLE REGIONAL FOUNDATION- DANVILLE, VIRGINIA

Summer Intern

Summer 2017

- Conducted an audit of equitable park access by using GIS analysis, and conducting site surveys
- Used findings to create a series of maps that illustrate gaps in park access and wrote a final report that proposed an equitable parks plan

EDUCATION AND QUALIFICATIONS

- AICP Candidate- Completion of Exam November 2018, Certification Expected May 2020
- University of Virginia- *M.A. in Urban and Environmental Planning with Historic Preservation Certificate*- May 2018
- Guilford College- *Dual B.A. in History and Sociology/ Anthropology*- May 2018

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Susan Parks

Commissioner Staff

Date of Appointment: September 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Susan Parks

Professional Experience

City and County of San Francisco, Planning Department (Sept. 2019-present)

Senior Preservation Planner, Planner III | Citywide Historic Resources Survey

- Responsibilities include developing historic resources survey methodologies, and reviewing existing surveys and context statements; creating thematic frameworks for ethnic and cultural heritage and for the identification, evaluation, documentation, registration, and treatment of historic districts and individual resources.

ICF International, San Francisco Bay Area (July 2018-Sept. 2019)

Architectural Historian (On-Call)

- Architectural Historian Responsibilities included the research and development of DPR forms for environmental review projects.

City of Chicago, Department of Planning and Development (Mar. 2017-Jan. 2018)

City Planner III, Landmark Designations

- Responsibilities include landmark designations, internal coordination and approvals during the designation process, archival research for potential landmarks, landmark districts, and historic resource surveys; created the Historic Properties Inventory for City-sponsored Section 106 process; served as consulting party for Section 106 and environmental review processes for sister city agencies, including the Chicago Department of Transportation and the Chicago Transit Authority.

City and County of San Francisco, Planning Department (June 2012 – Feb. 2017)

Senior Preservation Planner, Planner III | Historic Resources Survey Team (Mar. 2015 – Feb. 2017)

Preservation Planner, Planner II | Historic Resources Survey Team (Feb. 2013 – Mar. 2015)

Preservation Planning Intern (June 2012 – Dec. 2012)

- Preservation Planner responsibilities included reviewing projects and proposals at the Planning Information Counter for compliance with the Planning Code, the California Environmental Quality Act (CEQA), and the Secretary of the Interiors Standards for Rehabilitation. Reviewed projects with team members to determine historic status, potential historic status, character-defining features, and compliance with the above mentioned standards. Served as staff to the Historic Preservation Commission, created case reports, presentations, and coordinated with project sponsors in anticipation of public hearings.. Scoping for Environmental Review projects and Section 106 surveys and SHPO consultation. Policy analysis relating historic resource survey work into larger departmental and inter-departmental programs, initiatives, and objectives.

Education + Qualifications

School of the Art Institute of Chicago, MS Historic Preservation

The University of Memphis, BFA Art/Interior Design

Qualified Architectural Historian per the Secretary of the Interior's Standards

Teaching Experience + Professional Presentations

- Historic Preservation Program, School of the Art Institute of Chicago (May 2017)
Guest Lecturer, Preservation Planning Studio
- California Preservation Foundation, Annual Conference: Presidio of San Francisco, (April 2016)
Moderator/Panelist, Preserving a Non-Traditional Cultural Resource: "The Great Cloud of Witnesses"
- California Preservation Foundation, Annual Conference Presidio of San Francisco, (April 2016)
Moderator/Presenter, *Sunset Residential Tract Historic Resources Survey, Community Outreach Tactics*
- California Preservation Foundation, Webinar (March 2014)
Panelist/Presenter, *Mills Act Historic Property Contracts in California,*
- Historic Preservation Program, School of the Art Institute of Chicago
Teaching Assistant, Restoration Design Studio (Jan. - May 2011)

- Historic Preservation Program, School of the Art Institute of Chicago
Teaching Assistant, Physical Documentation Studio (Sept. - Dec. 2010)

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Margaret "Maggie" Smith

Commissioner Staff

Date of Appointment: September 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

EXPERIENCE

City & County of San Francisco Planning Department | Preservation Planner II

September 2019 – Present | San Francisco, CA

- » Works with the Environmental Planning Division's (EP) California Environmental Quality Act (CEQA) Preservation Team and supports the EP Preservation Planner IV and the Environmental Review Officer.
- » Collaborates to ensure the consistent review and determination of historic resources throughout San Francisco.
- » Reviews Historic Resource Determination Supplemental Applications and completes additional property research if necessary.
- » Prepares CEQA documents, including Preservation Team Review forms to determine historic resource status.
- » Provides comments on proposed projects for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- » Guides project applicants through the review process, explaining its intricacies along the way.
- » Shadows planners and Preservation Technical Specialists at the Planning Information Center (PIC) and attends trainings to ultimately serve at a regularly scheduled preservation PIC shift.

Page & Turnbull | Project Manager, Associate

March 2016 – August 2019, January 2018 – August 2019 | San Francisco, CA

- » Managed over 100 projects total and at one point over 30 simultaneously, including large projects with multiple phases and tasks.
- » Completed workflow and resource planning, time and cost estimating, strategic influencing, and QA/QC.
- » Coordinated with the project team and client.
- » Managed budgets, prepared invoice directives, and monitored and reported progress.
- » Provided guidance and instruction for new, entry-level employees and conducted peer reviews of reports.
- » Assisted with business development, including obtaining new clients and projects.
- » Developed scopes of work and produced project proposals and additional service request proposals.
- » Participated in the firm's strategic planning process and early facilitation stages.
- » Led systems improvement, such as for the invoicing and proposals processes.

Page & Turnbull | Cultural Resources Planner / Architectural Historian

July 2015 – August 2019 | San Francisco, CA

- » Worked closely with the City & County of San Francisco Planning Department and Historic Preservation program staff.
- » Completed work for municipal code and CEQA compliance regarding cultural resources throughout the Bay Area, particularly in San Francisco, and explained the preservation review process to clients.
- » Produced Historic Resource Evaluations (Part 1 and Part 2); DPR 523A and 523B forms; Preservation Alternatives Reports for use in EIRs; Secretary of the Interior's Standards for the Treatment of Historic Properties analyses; Section 106 Technical Report; HABS-Style Reports; Historic District Plans, including historic contexts, significance evaluations, and design guidelines; GIS maps; significance diagrams; historic resource studies and preliminary assessments; and interpretive plans.
- » Collaborated to produce Historic Structure Reports; 20% Historic Rehabilitation Tax Credit Application; Campus Preservation Maintenance Plan; historic preservation design guidelines; public outreach program; and interpretive display boards.
- » Conducted archival and field research. Then, wrote building and property descriptions, historic contexts, site development histories with construction chronologies, and ownership and occupancy histories. Subsequently, evaluated significance and integrity of properties to determine eligibility for listing in local, state, and/or national registers, and determined period of significance and character-defining features.
- » Completed reconnaissance-level surveys and analyses to subsequently evaluate for historic district significance, including determination of contributors and non-contributors.
- » Analyzed the potential impact a proposed project may have on a historic resource under CEQA, including review for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and cumulative impacts. Provided project improvement measures if necessary.
- » Reviewed reports and work completed by coworkers as well as other consultants.
- » Attended and presented at public hearings before the Historic Preservation Commission (and Architectural Review Committee), Planning Commission, and Board of Supervisors as required by projects.

EXPERIENCE

(Continued)

- » Coordinated and led public workshops to engage the local community in the planning process and receive public input.
- » Provided historic preservation consultation for clients that included private homeowners, nonprofit organizations, attorneys, architects, developers, and city planning departments.

Self Employed, Private Consulting | Architectural Historian

June 2015 – August 2015 | Philadelphia, PA / San Francisco, CA

- » Assisted in the completion of a county-wide historic resources character study survey and analysis for Snohomish County, Washington under the leadership of Cara Bertron.
- » Utilized smartphone technology and a mobile website created by LocalData to survey over 8,000 pre-1965 properties for built character and integrity.
- » Organized survey areas and parcel data through QGIS mapping.
- » Transitioned to working pro bono in order to complete the project after starting at Page & Turnbull.

Johnson, Mirmiran & Thompson (JMT) | Architectural Historian

February 2014 – May 2015 | Philadelphia, PA

- » Surveyed historic properties, including noting architectural features, sketching site plans, taking photographs, and utilizing an Access database to produce forms for clients in Pennsylvania and South Carolina.
- » Wrote property descriptions and site development and ownership histories for assembly into the Pennsylvania Historical and Museum Commission's Historic Resource Survey Forms.
- » Performed historic resource file searches online and in various locations throughout the U.S.
- » Conducted Section 106 compliance of telecommunications projects throughout the U.S.
- » Developed innovative and efficient processes that resulted in improved productivity, accuracy, and time to completion for telecommunications projects involving over 30 locations and 50 historic resources.
- » Assisted internal GIS team with grass swale analysis for the Maryland Highway Administration.

Self Employed, PlaceEconomics | Research Assistant & Field Surveyor

August 2014 – January 2015 | Philadelphia, PA

- » Collaborated with the Rightsizing Cities Initiative by providing tools and strategies that municipal governments and non-profit organizations can utilize to address vacant and abandoned properties.
- » Surveyed the condition and character of properties in the Walnut Hills neighborhood of Cincinnati, Ohio to assess the overall vitality of the area and offer a framework for enhancing its built environment.

Fulfills the Secretary of the Interior's Professional Qualification Standards in Architectural History.

EDUCATION

University of Pennsylvania, School of Design

Master of Science in Historic Preservation & Certificate in Urban Redevelopment

May 2014 | Philadelphia, PA

- » Thesis Title: "No Property Left Behind: An Exploration of Abandoned Property Policies" – Analysis of nation-wide strategies, tools, and policies used for addressing vacant and abandoned properties.

William Smith College

Bachelor of Arts in Architectural Studies with Minors in History and Sociology

May 2012 | Geneva, NY

- » Graduated cum laude with the Leadership Certificate.

CERTIFICATION

American Institute of Certified Planners (AICP)

Acquired June 2019 | Issued by American Planning Association (31525)

SKILLS

Proficient in Microsoft Office, Adobe Creative Suite, and ArcGIS.
Trained in Spanish (8.5 years of coursework).

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government _____ San Francisco Planning Department_____

Name of Commissioner ____Desiree Smith (staff)_____

Date of Appointment: ____7/18/2016_____

Date Term Expires:____NA_____

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Desiree Smith, Planner II (Qualified Professional per the Secretary of the Interior Standards: Historic Preservation)

As a preservation planner with the San Francisco Planning Department, Desiree helps carry out project management, research, writing, and outreach tasks related to Article 10 Landmarks and Historic Districts. Previously, she worked at San Francisco Heritage where she oversaw the development and execution of preservation projects such as historic context statements, national register nominations, and community-driven documentation and conservation initiatives.

She also served as a spokesperson to the Historic Preservation Commission, Planning Commission, and Board of Supervisors and provided preservation technical assistance to neighborhood organizations and members of the public.

Desiree received an M.S. in Planning from the University of Arizona and an A.B. in

Desiree Smith

Planning, Preservation, Public Policy

mobile
email
address



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July 2016-
Present San Francisco Planning Department
Preservation Planner

Research and write historic context statements, landmark designation nomination reports, conduct community outreach, project manage consultant-led historic district nominations, review and comment on preservation planning documents submitted to Department

Jan.-July 2016 San Francisco Heritage
Deputy Director

Responsibilities progressed from preservation projects to administrative leadership. Advance public policy in historic preservation best practices. Serve as a spokesperson before public commissions, legislative bodies, and community groups.

Oct. 2014-
Dec. 2015 **Senior Project Manager**

Manage preservation planning projects working with consultants, community members, city, state, and federal agencies. Contribute to research and writing of Landmark nominations and historic context statements. Monitor policies and development proposals advancing through City planning process for compliance with CEQA and federal preservation standards.

Sept. 2011-
Sept. 2014 **Preservation Project Manager**

Procure and administer grants. Manage preservation easement program. Develop and implement collaborative preservation projects. Lead outreach in culturally diverse communities.

Sept. 2009-
May 2010 College of Architecture, Landscape Architecture, and Planning at the University of Arizona
Research Assistant

Conducted research related to land use, development patterns, and planning policies along the U.S. - Mexico border.

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2009-2011 University of Arizona
M.S. Planning

2003-2007 University of Georgia
A.B. Sociology & Women's Studies

Computer Skills

Constant Contact
Excel
Illustrator
InDesign
Photoshop
PowerPoint
WordPress

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Knowledge & Skills

Community Engagement
Diversity & Equity
Grant Administration
Historic Preservation
Oral History Interviews
Public Policy
Program Development
Project Management
Proposal Writing
Public Speaking
Research
Writing & Editing

Other Experience

- 2008-2009 SCF Arizona - Policy Contact Center Representative
- 2007-2008 Hands On Georgia - AmeriCorps Member
- Summer '07 U.S. Department of Commerce, Census Bureau - Intern
- Summer '06 National Science Foundation - Undergraduate Research Fellow

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Awards

- Governor's Award for Historic Preservation for "Sustaining San Francisco's Living History: Strategies for Conserving Cultural Heritage Assets," a San Francisco Heritage policy paper
2015
- Arizona Planning Association, Student Project Award for graduate capstone project, "Open Space Plan Element for the Town of Sahuarita, Arizona"
2012
- American Institute of Certified Planners (AICP) Outstanding Planning Student Award
2011
- Friends of Planning Book Award
2011

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Professional Development

- NALAC Advocacy Leadership Institute, National Association of Latino Arts and Cultures, Washington D.C.
April 2015
- NALAC Leadership Institute, National Association of Latino Arts and Cultures, San Antonio, TX
July 2013
- ROHO Advanced Oral History Institute, Regional Oral History Office, University of California at Berkeley, CA
Aug. 2012
- Summer Short Courses in Heritage Conservation, School of Architecture, University of Southern California, Los Angeles
July 2012

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Service

- Co-Chair, Latinos in Heritage Conservation
- Volunteer, 2016 California Preservation Conference Planning Committee, California Preservation Foundation
- Advisory Board Member for "Latinos in 20th Century California Historic Context Statement," California Office of Historic Preservation

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Rich Sucre

Commissioner Staff

Date of Appointment: December 2010

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Richard Sucre

Work Address: San Francisco Planning Department
1650 Mission Street, Ste. 400, San Francisco CA 94103

WORK EXPERIENCE

San Francisco Planning Department, San Francisco, California Principal Planner/Planner IV, Manager, Southeast Quadrant

April 2016 - Present

Responsibilities: Supervise and direct the Southeast Team, which consists of eight planners (Planner Is, IIs, and IIIs); management of processing of discretionary permits and case applications (Conditional Use Authorizations, Variances, Large Project Authorizations, Downtown Project Authorizations, etc.); and, implement and enforce city planning policies and procedures; gather, analyze and interpret planning data and prepares recommendations; and supervise Preservation Entitlements (including Certificate of Appropriateness and Permits to Alter) in Southeast and Southwest Quadrant. The Southeast Quadrant is responsible for all development activity in the southeast area of the city, which encompasses the mixed use South of Market District, the heavily industrial areas of the Eastern Neighborhoods, the Mission, Potrero Hill, Central Waterfront, the Bernal Heights Special Use District, Bayview/Hunters Point and Visitacion Valley, and a portion of the Excelsior.

San Francisco Planning Department, San Francisco, California Planner III/Historic Preservation Technical Specialist

Dec 2010 – April 2016

Responsibilities: Certificates of Appropriateness; Historic Resource Evaluations; CEQA Compliance; Project Review and Advice; Analysis per the Secretary of the Interior's Standards for Rehabilitation; Conditional Use Authorizations; Variances; Building Permit Review; Section 106 Review/Compliance; Intern Management

Notable Project(s): 1601-1629 Market St Conditional Use Authorization & Development Agreement, Pier 70 Redevelopment Plan and Development Agreement, New Mission Theater & 2554 Mission Street; 1201 Tennessee Street Large Project Authorization; 800 Indiana Street Large Project Authorization; and, 270 Brannan Street Office Allocation.

Page & Turnbull, Inc., San Francisco/Los Angeles, California Associate/Senior Architectural Historian

Oct 2003 – Dec 2010

Responsibilities: Leader in Cultural Resources Studio; Responsible for oversight, direction, and quality control of approximately ten staff members; project manager for large-scale survey projects and marketing/business development coordinator for potential studio projects. Also responsible for individual and/or district determinations of eligibility and evaluation of potential projects involving historic resources. Project types included: Historic Resource Evaluation Reports; Historic Structure Reports; HABS Documentation; Federal Tax Credit Applications; National Register Nominations; Section 106; Historic Landscape Reports; Environmental Impact Report Consultation; California Environmental Quality Act (CEQA) Analysis; Secretary of the Interior's Standards Analysis; and Historic Resource Surveys.

Notable Project(s): SurveyLA Pilot Surveys and Year 1 Group 1 (Sunland-Tujunga/Hollywood); Lookout Studio Historic Structure Report (Grand Canyon National Park, Arizona); Mission Area Plan and SOMA Area Plan Historic Resource Surveys (Reconnaissance-level survey of approximately 3,500 resources); NASA Ames Research Center Space Shuttle Assessment; UCSF UC Hospital HABS documentation; and Piers 15-17 Historic Resource Evaluation Report (for proposed Exploratorium Relocation).

National Park Service, Historic American Engineering Record Historian

June 2003 – Sept 2003

Responsibilities: Field survey, digital photography, architectural description and research of a wide variety of resources located around the original Ford Piquette Plan.

Primary Project(s): Survey and research on the Milwaukee Junction Area, Detroit, Michigan.

Richard Sucre

Work Address: San Francisco Planning Department
1650 Mission Street, Ste. 400, San Francisco CA 94103

US/ICOMOS, Summer Internship Program in Valletta, Malta Summer Intern

May 2002 – Aug 2002

Responsibilities: Field survey, digital photography, architectural description and research of residential/commercial properties.

Primary Project(s): Update of the 1927 historical properties list for the capital city of Valletta .

Collins Gordon Bostwick Architects, Cleveland, Ohio Intern Architect

May 2000 – Aug 2001

Responsibilities: Architectural drafting and model making

Primary Project(s): Cleveland Clinic Foundation Heart Center (Schematic Design), Cleveland, Ohio, Programmed and test-fitted existing departments, as well as created and edited presentation drawings. Managed space planning through pre-design and schematic design phases; Edited programming booklet, which included responsibilities for image; Manipulation, text editing, booklet graphics and overall design.

RELEVANT EXPERIENCE

University of Virginia, School of Architecture, Teaching Assistant

Architectural History 100, Introduction to History of Architecture Spring 2003
For Professor Cammy Brothers, conducted weekly review sessions, exam grading, project advisory and class administration.

Architecture 102, Lessons in Making Spring 2003
For Professor Sanda Iliescu, assisted teaching architectural design; taught weekly discussion section and created class webpage.

Computer Technologies, Graduate Student Computer Technology Support Fall 2001 – 2002
For Professor Eric Field, taught workshops on Adobe Photoshop, Adobe In-Design, and Macromedia Dreamweaver;

Architectural History 203/503, Survey of Modern Architecture Spring 2002
For Professor Catherine Zipf, conducted weekly review sessions, exam grading, project advisory and class administration.

EDUCATION

University of Virginia, Charlottesville, Virginia Aug 2001 – May 2003
Masters of Architectural History and Certificate of Historic Preservation

University of Michigan, Ann Arbor, Michigan Aug 1996 – May 2000
Taubman College of Architecture and Urban Planning
Bachelor of Science in Architecture and Bachelor of Arts in History of Art

EXTRACURRICULAR

California Preservation Foundation 2006 to 2015
2009 to 2015, Board of Trustees
2009 to 2015, Co-Chair Education Committee
2008, 2009 and 2012 Co-Chair, Conference Programs Committee

Northern California Chapter of the Society of Architectural Historians 2005 - 2010

Richard Sucre

Work Address: San Francisco Planning Department
1650 Mission Street, Ste. 400, San Francisco CA 94103

Preservation Officer and Treasurer

Haas-Lilienthal House 2003 - 2009
Docent - Led tours of San Francisco's only Victorian House Museum

US/ICOMOS Annual Symposium 2007
Organization Committee – Assisted in the organization of the annual symposium in San Francisco.

REFERENCES

Available upon request.

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Michelle Taylor

Commissioner Staff

Date of Appointment: January 2018

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Education

2012 M.S., Historic Preservation, Columbia University, New York, New York
2002 B.A., History, University of California, Berkeley, Berkeley, California

Professional Experience

City and County of San Francisco Planning Department **San Francisco, CA**

Senior Preservation Planner, December 2018 to Present

Preservation Planner II, January 2018 to December 2018

- Prepare, during the environmental review process, historic resource evaluation responses (HRER) that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act (CEQA).
- Review and evaluate project applications for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties along with city planning policies, code and guidelines.
- Coordinate preservation review and offer technical support for projects sponsored by partner agencies including the Mayor's Office of Housing and Recreation and Parks Department.
- Facilitate implementation of the Mills Act program, including community outreach, technical support, application review, and prepare findings for review of city commissions and boards.
- Prepare and develop local landmark and National Register designations, including community coordination, conduct primary research, write reports, and prepare legislation and coordinate it through the public review process.
- Interpret and explain legal, technical and procedural aspects of planning and historic preservation to design professionals, project sponsors and members of the public either on individually assigned projects or at the Planning Information Center.

Presidio Trust

San Francisco, CA

Historic Preservation Specialist, November 2016 to January 2018

Historic Compliance Coordinator, December 2012 to November 2016

Post-Graduate Historic Preservation Intern, June 2012 to December 2012

- Co-chaired the NHPA and NEPA Compliance Review Committee. Duties included identification, analysis and mitigation of potential environmental and historic preservation effects or impacts associated with building, landscape and infrastructure projects.
- Conducted archival research, documentation and analysis for Section 106 compliance review and consultation.
- Researched and prepared key compliance documents such as Historic Structure Reports, Findings of Effects, Cultural Landscape Reports, and California State Parks DPR 523 forms.
- Participated in Section 106 consultations and the development of agreement documents including Programmatic Agreements and Memorandum of Agreements with other public agencies and local advocacy groups.
- Analyzed and reviewed architectural plans for conformance with the Secretary of the Interior's Standards and local planning documents, guidelines and policies.
- Developed presentation and class materials on the fundamentals of environmental and historic preservation legislation, resource management standards, and the Secretary of the Interior Standards for the Treatment of Historic Properties.
- Prepared district and sub-district planning and design guidelines, building treatment recommendations, and landscape treatment recommendations for the use

Michelle Taylor
Michelle.Taylor@sfgov.org

1650 Mission Street Suite 400 San Francisco CA 94103
415.575.9197

developers, architects and staff.

- Managed the departmental graduate student intern program from 2013 to 2017. Supervised and provided guidance for an intern who typically researched, analyzed and composed a report for future agency planning and development.

M. Taylor Historical Consulting

San Francisco, CA

Sole Proprietor/Architectural Historian, 2007-2010

- Researched and analyzed potential historical, architectural and cultural resources for property owners and developers within the Bay Area.
- Performed archival investigations and project site visits necessary for the completion of Historical Resource Evaluations as per local planning codes and CEQA.

SIA Consulting Corporation

San Francisco, CA

Architectural and Structural Engineering Firm

Project Coordinator/Staff Historian 2005- 2010

- Researched, compiled and authored a range of reports and applications including Historic Resource Evaluations, Variance Applications, Conditional Use Applications, Certificate of Appropriateness Applications, etc. for various projects in the Bay Area.
- Managed planning and submittal process for local City Building and Planning Department applications for proposed alterations, demolitions and construction of new buildings. Responsibilities included the preparation, verification and review of application documents and the coordination of plan reviews with local fire, planning and building departments. Acted as liaison between Architect, Client and City Planners for historical, architectural or structural engineering projects.
- Presented architectural and historical findings to boards, committees, clients, and municipal representatives in a concise and thorough manner.

Other Relevant Experience

Cloisters Museum and Gardens, Metropolitan Museum of New York

Intern: Research Assistant/Drafter, June 2011-May 2012

DOCOMOMO_US: New York/Tri-State Chapter

Volunteer: Research Assistant for Mid-town Manhattan survey, 2011-2012

Awards

- Recipient of Presidio Trust Employee of the Quarter Award, 1st Quarter 2016
- Recipient of the 2011 Dorothy Miner Memorial Travel Fellowship for graduate thesis research
- Recipient of 2011 Kinne Fellowship for graduate thesis research

Additional Training and Activities

- Completed “Section 106 Essentials” and “Section 106 Advanced Seminar: Reaching Successful Outcomes in Section 106 Review” seminars offered by Advisory Council for Historic Preservation
- Completed the following National Preservation Institute Seminars: “Section 106 for Advanced Practitioners,” “Landscape Preservation: An Introduction,” and “Landscape Preservation: Advanced Tools for Managing Change”
- Completed “Federal Historic Preservation Tax Incentives Program Review for SHPO Reviewers” presented by the National Park Service-Technical Preservation Services
- Member of the California Preservation Foundation Annual Conference Steering Committee, 2015-2016

Statement of Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco

Name of Commissioner/Staff ELIESH TUFFY

Date of Appointment: 10/6/2013

Date Term Expires: _____

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Eiliesh Tuffy – Planner III: Historic Preservation Technical Specialist

San Francisco Planning Department, San Francisco, CA 94103

CURRICULUM VITAE

EXPERIENCE

City and County of San Francisco, Planning Department – Planner III, Preservation Technical Specialist

San Francisco, California 94103 – **October, 2013 to Present**

Make determinations, based on historic research and analysis, of cultural and architectural significance for the purposes of historic designation. Review discretionary permits for conformance the municipal Planning Code, Residential Design Guidelines, urban design policies and area plans, the California Environmental Quality Act and national Historic Preservation standards. Process land use applications such as conditional use, variance, discretionary review, Certificates of Appropriateness and Permits to Alter. Prepare owner-initiated historic maintenance plans and preservation stewardship contracts for review by the Board of Supervisors. Serve on the department's Urban Design Advisory Team to provide early Preservation input on large-scale development proposals. Inform the general public of the department's general planning and preservation policies through site visits, pre-application meetings and interaction at the Planning Information Counter.

City of Cambridge, Historical Commission – Preservation Administrator

Cambridge, Massachusetts 02139 — **May, 2010 to September, 2013**

Staff liaison to the Historic Preservation Commission and its subcommittees; review building and demolition permits, Certificates of Appropriateness and Certificates of Hardship for designated properties within two of the city's four Neighborhood Conservation Districts (3,500 structures); prepare written reports for Demolition Delay review and Historic Landmark consideration; research environmental site histories for state compliance reports; provide technical assistance and design services to project teams and members of the public; prepare educational tours in collaboration with community organizations; and conduct a variety of planning and preservation duties upon request.

Landmarks Illinois – Director of Preservation Programs / Interim Easement Coordinator

Chicago, Illinois 60604 — **July, 2004 to April, 2010**

Implement public outreach, advocacy and educational programs for the statewide non-profit historic preservation organization; review and edit nominations for the 10 Most Endangered Historic Places in Illinois and the Statewide Preservation Awards; partner with architecture and planning associations to create historic preservation content in their educational programming; assess proposed alterations to easement properties for their adherence to local design guidelines and the Secretary of the Interior's standards; create new events to engage young members; develop press materials and coordinate media events; manage project interns and volunteers; conduct site visits throughout the state and provide technical assistance to members and public officials.

School of the Art Institute of Chicago, Preservation Planning Studio – Instructor

Chicago, Illinois 60603 — **August, 2008 – December, 2009**

Teach second-year graduate students architectural survey methods, with an emphasis on post-World War II suburban resources; provide architectural photography instruction; oversee field work and analysis of data; facilitate a public presentation of survey findings and the creation of a community education piece; format raw data for inclusion in a searchable database hosted on Landmarks Illinois's web site: <http://landmarksil.org/recentpastsurvey.htm>

City of Chicago, Department of Planning and Development, Landmarks Division – Intern

Chicago, Illinois 60602 — **September, 2002 – July, 2004**

Staff intern for the Historic Preservation Commission; assist with the review of project proposals for historic buildings protected under municipal ordinance (9,000 properties); review building, demolition, sign and fence permits for over 200 Local Landmarks and properties within the city's 50 Local Landmark Districts; survey properties within proposed new landmark districts; answer

EXPERIENCE (continued)

historic preservation questions from the public; and conduct a variety of planning and preservation duties upon request.

Historic Preservation Consultant

August, 2002 – July, 2004

Research and document historic properties; prepare application materials for the National Register of Historic Places and Historic Preservation Easement Restrictions.

EDUCATION

Master of Science in Historic Preservation — The School of the Art Institute of Chicago

Study Abroad Program: Historic Building Conservation and Archival Documentation,
Portumna Castle, Co. Galway, Ireland

Architectural History of Ireland (audited course) — University College Dublin

Bachelor of Arts in Art History; Photography minor — Bradley University

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City and County of San Francisco, Planning Department

Name of Commissioner/Staff Allison Vanderslice

Date of Appointment: 12/3/12

Date Term Expires: _____

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Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

I meet the Secretary of the Interior's Historic Preservation Professional Qualifications Standards in both Architectural History and Archaeology. I completed my M.A. in Cultural Resources Management at Sonoma State University in 2007. In pursuance of my degree, I completed coursework relevant to fulfilling the Standards, including a National Register of Historic Places (NRHP) practicum with an overview of American architectural history; a cultural landscapes theory and practice seminar; a material cultural seminar with a focus on vernacular structures and landscapes; and additional coursework in preservation law and archaeological theory. My thesis, *Illuminating Places: The Introduction of Electric Carbon Arc Lamps to Late Nineteenth Century San Francisco*, focused on the development of electric lighting and how it transformed late nineteenth century urban streetscapes.

Professionally, I have over twelve years of experience researching and writing on historic properties and cultural resources. Before joining the San Francisco Planning Department, I worked for Archeo-Tec, an archaeological consulting firm in Oakland; historic preservation firm Carey & Co., based in San Francisco; and Pacific Legacy, a cultural resources management firm in Berkeley. This work has included producing NRHP nominations, HABS/HAER documentation, historic contexts, and archeological data recovery reports.

Rev 11/22/10

Allison K. Vanderslice, M.A.

1650 Mission Street, Suite 400

San Francisco, CA 94103

415.575.9075

allison.vanderslice@sfgov.org

QUALIFICATIONS AND SKILLS

- 12 years producing documents for planning, permitting, and environmental compliance in San Francisco and Northern California.
- Experienced with NEPA, NHPA, and CEQA, as well as SF Planning regulations and plans.
- Strong working relationships with government agencies, engineering and environmental firms, developers, contractors, neighborhood groups, tribal representatives, and non-profits.
- Expert researcher of historical land use, ownership histories, and site conditions. 11 years of professional experience researching and analyzing the built environment and archaeological sites in San Francisco and Northern California.
- Experienced Project Manager. Over five years managing research projects, field crews, CEQA-compliance report production, project budgets, and client communication.
- Good public speaker.
- Adobe Illustrator and Photoshop (CS5), Microsoft Office including Access, and GIS (ArcView 10).
- Meets the Secretary of the Interior Standards for Archaeologist and Architectural Historian.

WORK EXPERIENCE

Consultant

Vanderslice Consulting

2012

- Producing CEQA-compliant historic resource evaluation reports and environmental compliance documents, including mapping and report graphics.
- Conducting historical research and drafting historic contexts.

Selected Projects

- Historic Resource Evaluation, 1127 Market Street, San Francisco.
- Historic Resource Evaluation, Bank of America, Sausalito.

Senior Archaeologist / Architectural Historian

Pacific Legacy, Inc.

2010-2012

- Managed the production of CEQA and NEPA compliance documents, management plans and technical studies. Oversaw mapping and the production of report graphics.
- Worked with local, state and federal agencies to identify and mitigate project impacts.
- Developed and oversaw project budgets and deadlines.
- Managed survey crews, including training for both archaeological and built environment surveys.

Selected Projects

- Management program for the North Area and California-Oregon Transmission Project, Western Area Power Administration.
- Tehachapi Renewable Transmission Project, Southern California Edison.

- Lewiston Dam Improvement Project, Central Valley Project, Bureau of Reclamation.
- Oakland Power Plant Archaeological Monitoring and Treatment Plan, PG&E.

Cultural Resources Specialist/Architectural Historian

Carey & Co., Inc.

2006 - 2010

- Produced master plans, design guidelines, condition assessments, environmental compliance documents, and worker training programs.
- Worked with preservation planners and preservation architects to produce historic preservation and infill design guidelines.
- Conducted historical research and provided historic property evaluations for National Register Nominations, CEQA-compliant Historic Resource Evaluation Reports, Historic Structure Assessments, Existing Condition reports, EIR/EIS sections, and HABS/HAER documentation.
- Produced graphics and copy for public interpretative displays about archaeological and architectural resources.
- Presented at public outreach and scoping meetings.

Selected Projects

- Pier 70 (Union Iron Works/Bethlehem Steel Shipyard) Master Plan and National Register Nomination, San Francisco Port.
- Mission Dolores Neighborhood Survey, San Francisco, Mission Dolores Neighborhood Association.
- Transit Center District Survey Update, San Francisco Transbay Joint Powers Authority.
- San Joaquin Pipeline System Project, Existing Conditions Assessment and EIR, San Francisco PUC.
- Hetch Hetchy Water System Improvement Project, Habitat Reserve Program, Existing Conditions Assessment and Programmatic EIR, San Francisco PUC.
- Niles Dam HAER Documentation and Interpretive Display, San Francisco PUC.
- Nystrom Village Public Housing Project, Historic American Building Survey documentation, Richmond Housing Authority.
- Alameda County Historic Survey and Preservation Ordinance, County of Alameda Parks, Recreation and Historical Commission.

Archaeology GIS Mapping Intern

San Francisco Planning Department, Environmental Planning

Fall 2006

- Created a GIS map and database to help identify archaeological sites associated with Yerba Buena Period San Francisco (1835-1848).
- Conducted a review of the types of projects dealt with by Environmental Planning and learned the San Francisco Planning Department's archaeological review process.

Project Manager and Archaeologist

Archeo-Tec, Inc.

2001 - 2006

- Worked closely with environmental consultants and planners on CEQA compliance documents and background technical studies.
- Managed the production of historic contexts, archaeological sensitivity studies, testing programs, survey reports, and data-recovery reports. Produced all report graphics and maps.

- Drafted all necessary excavation and monitoring plans for fieldwork.
- Scheduled archaeological fieldwork to meet budgets and construction deadlines. Managed communication with project managers and site superintendents.
- Worked with industrial hygienists and geotechnical consultants to determine site conditions and to limit health and safety risks.
- Managed the analysis, conservation, and cataloging of artifact collections. Developed an Access database for cataloging historic-period artifacts.
- Presented archaeological fieldwork proposals and research designs at public meetings.

Selected Projects

- Central Freeway Replacement Project/Octavia Blvd, San Francisco.
- San Francisco Federal Building Project, San Francisco.
- Jessie Square Garage Project, San Francisco.
- Mission Bay Redevelopment Area, San Francisco.
- Valencia Gardens Redevelopment Project, San Francisco.
- Uptown Oakland Redevelopment Project, Oakland.

PROFESSIONAL AFFILIATIONS

- California Preservation Foundation, 2012 Conference Steering Committee Member
- San Francisco Architectural HeritageYP, Founding Member
- Society for Historical Archaeology

EDUCATION

M.A. Cultural Resources Management, August 2007

Sonoma State University, Rohnert Park, CA

Thesis: *Illuminating Places: The Introduction of Electric Carbon Arc Lamps to Late Nineteenth Century San Francisco*

B.A. Philosophy (Phi Beta Kappa), May 1999

University of Redlands, Johnston Center of Integrated Studies, Redlands, CA

REFERENCES

Randall Dean

Environmental Planning
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9029
randall.dean@sfgov.org

Hisashi B. Sugaya

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108
(415) 773-0773
bill@careyco.com

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government____City and County of SF

Name of Commissioner ____Jonathan Vimr

Date of Appointment: ____09/12/2016

Date Term Expires:____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

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Are you a professional in one of the disciplines associated with historic preservation?

_x_Yes

____No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Master's degree in historic preservation, 3 years working in Section 106 compliance, presently with the CCSF Planning Department reviewing projects for compliance with SOI Standards and other, related, local preservation requirements.

Work Experience

Planner III, Planning Department, City and County of San Francisco (September 2016-Present)

- Review building permit applications that entail alterations to historic resources for compliance with the Planning Code, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other relevant historic preservation and urban design policies.
- Prepare historic resource evaluation responses that analyze the potential impact to a historic resource of a proposed project under the California Environmental Quality Act.
- Provide public outreach on preservation incentives including landmark designation processes under the Planning Code, state, and federal levels, Mills Act property tax reduction, State Historic Building Code, and technical assistance about general permit processes

State Program Administrator, Minnesota Department of Transportation (May 2015-September 2016)

- Responsible for fulfilling the duties of federal agencies under Section 106 of the NHPA for public transit and state highway projects. This involves defining APEs, evaluating properties for eligibility, consulting with the public, determining effects on historic properties, resolving adverse effects, and ensuring the execution of agreement documents.
- Am additionally managing the first survey of post-war suburban development in the Twin Cities region.

Project Reviews Manager, State Historic Preservation Office, Ohio (November 2013-May 2015)

- Primarily reviewed Section 106 projects for above ground resources. These reviews were carried out for all varieties of undertakings and involved architectural/engineering plan review, application of the Secretary of the Interior's Standards, coordination with stakeholders, and the development of sufficient mitigation.
- Additionally reviewed federal/state tax credit rehabilitation projects from beginning to end, served on the hiring committee for a tax credit reviewer position, and trained a new Section 106 reviewer.

Survey Assistant for the Southwest District Plan, Philadelphia City Planning Commission (October-December 2012)

- Researched, mapped, and surveyed numerous neighborhoods for the production of the Planning Commission's University City/Southwest district plan and to document potential historic districts.

Graduate Intern, Preservation Alliance for Greater Philadelphia (June-August 2012)

- Researched, documented, and wrote three successful nominations for the Philadelphia Register of Historic Places while gaining first-hand experience working with the area's largest advocacy organization.

Education

University Of Pennsylvania, Philadelphia, PA

- M.S. in Historic Preservation, August 2011 - May 2013.

Oberlin College, Oberlin, OH

- B.A. in History (architectural/urban), Classical Civilization, August 2007 - May 2011.

Awards, Publications, Technological Aptitude

One of three students in the class of 2013 to receive The Nicholas Brady Garvan Award For An Outstanding Thesis, additionally a recipient of the Albert Binder Travel Fellowship

Proficient in Microsoft Office, Adobe Creative Suite, ArcGIS; trained in photography by a HABS professional.

Professional Qualifications
for
Certified Local Governments Staff

Local Government City and County of San Francisco

Name of Staff Doug Vu

Date of Appointment: 3/19/2012

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

No

Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Minh Douglas Vu, ASLA

- OBJECTIVE:** Obtain a progressively responsible position in the field of urban and city planning that will effectively utilize my skills and abilities.
- EDUCATION:** San Jose State University
Masters in Urban and Regional Planning
Dissertation: "Design Guidelines for Alameda's Northern Waterfront"
- University of California at Davis
Bachelors of Science Cum Laude, Landscape Architecture
- University of California at Riverside
- EMPLOYMENT EXPERIENCE:**
- 8/11 – present **SAN FRANCISCO PLANNING DEPARTMENT**
City & County of San Francisco, CA. Planner & Preservation Technical Specialist.
Perform difficult city planning work and participate in all phases of city planning; assist in the preparation of planning, research, surveys and projects; conduct investigations, collect and analyze data on zoning, subdivision design, urban renewal, rapid transit and other land use problems; assist in the conduct of environmental impact reviews; prepare written and graphic reports; and perform related duties as required. Responsible for carrying out and interpreting city planning policies and procedures; make continuing personal contacts with representatives of government, civic and business organizations, and the general public in the explanation and interpretation of laws, ordinances, policies, rules and regulations relating to city planning activities; prepare, check and review important technical records involving the master plan, capital improvement program, urban renewal, zoning and other technical city planning records.
- 7/10 – 8/11 **CITY OF BENICIA COMMUNITY DEVELOPMENT DEPARTMENT**
Benicia, CA. Associate Planner.
Prepare complex staff reports for appropriate review bodies, including commissions and the City Council, and make recommendations to management staff, boards and commissions; plan, direct, coordinate and participate in the work of subordinate professional and technical employees in data collection, analysis, plan formation and implementation of a wide variety of planning, zoning, and environmental review activities; research and analyze demographic, economic, land use and other data related to planning activities; provide information to the general public and other City and State agencies regarding zoning, development and design, interpretation of planning documents, State documents, City permits and all other related activities; and represent the Community Development Department at public meetings, present planning and development matters to the City Council, Planning Commission, Historic Preservation Review Commission, Sustainability Commission, and other commissions as necessary.
- 8/09 – 7/10 **TRUST FOR PUBLIC LAND**
San Francisco, CA. Field Representative.
Collaborate, evaluate, and select potential projects by contacting owners, nonprofit organizations and agency officials; negotiate with landowners toward acquisition of real estate for conservation purposes; analysis of resource, recreational and other public values; meet with elected officials to discuss projects in their respective districts and organize property tours; work closely with management who negotiates with public

agencies on conveyances of properties from TPL; coordinate conveyances and oversee technical preparation such as deed, contract, title, and appraisal; cultivate relationships with local land trusts and create partnerships with land trusts on projects; respond to requests for technical assistance from community groups, public agencies and existing land trusts; complete assorted administrative tasks required for a well-regulated organization; and participate in fund raising and appropriation campaigns with development staff, donors and foundations.

5/06 – 6/09

CITY OF ALAMEDA PLANNING & BUILDING DEPARTMENT
Alameda, CA. Planner III.

Review development permit applications relating to zoning, land division, design review and historic preservation; conduct environmental reviews; undertake or direct zoning compliance activities; research planning issues; develop and present comprehensive planning studies, including General Plan studies, revised land use controls and development proposals; prepare reports, administrative decision memos and correspondence; coordinate planning activities and confer with other departments, public officials, consultants and the public; coordinate and monitor the work of consultants; provide technical advice to the City Council and various City boards and commissions; make presentations to and participate in City Council, Planning Board and other meetings as required; and direct technical and functional activities of assigned staff.

9/04 – 5/06

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
Los Altos, CA. Planner II.

Prepare and oversee development concepts and site plans for capital improvement projects; conduct and oversee landscape, environmental, architectural and engineering studies necessary to evaluate environmental issues; prepare environmental documents pursuant to CEQA; secure permits from appropriate federal, state, and local regulatory agencies; prepare and administer state and federal grant applications; prepare formal bid packages, including plans and specifications for construction projects and administer all phases of the public bid process; provide oversight of construction and repair projects; schedule and conduct inspections to ensure compliance with plans, specifications, and safety standards; negotiate contracts and change orders; coordinate development of the District's 5-Year Capital Improvement Program; work with staff to establish project budgets and overall development priorities; represent the District at public meetings and make presentations to the Board of Directors, other agency representatives, and other groups; supervise subordinate Planning Department staff, and coordinate closely with other departments to provide technical expertise for non-capital construction and maintenance projects managed by District crews.

3/01 – 9/04

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
Los Altos, California. Planner I.

Assist in the preparation of development concepts, site plans, and designs for capital improvement projects; conduct and oversee landscape, environmental, architectural, and engineering studies necessary to evaluate environmental issues related to public access and capital improvements; secure permits from appropriate federal, state, and local regulatory agencies; assist in the preparation of state and federal grant applications for capital projects; prepare informal and formal bid packages, including plans and specifications for construction and repair projects; provide assistance in the oversight of construction projects; schedule and conduct inspections to ensure compliance with plans, specifications and safety standards; participate in the development of the District's 5-Year Capital Improvement Program; establish individual project budgets; represent the District at public meetings and make presentations to the Board of Directors, other agency representatives, and other groups; and coordinate closely with other departments to implement non-capital construction and maintenance projects managed by District crews.

**PROFESSIONAL
AFFILIATIONS:**

American Society of Landscape Architects (ASLA) #77493
American Planning Association (APA)

REFERENCES:

Available upon request

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Alex Westoff

Commissioner Staff

Date of Appointment: April 2019

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

ALEX REED WESTHOFF, AICP

630 Grand View Ave., Apt. 103 • San Francisco, CA 94114 • (415) 867-3032 • alexwesthoff@gmail.com

OBJECTIVE

Urban/regional planner for the San Francisco Bay Area

EDUCATION

Master of City Planning and Master of Landscape Architecture, 2008, University of California, Berkeley
Bachelor of Science in Animal and Plant Systems, 2000, University of Minnesota

SUMMARY of QUALIFICATIONS

Over fifteen years of urban/regional/environmental planning, monitoring, and management in San Francisco Bay-Delta communities. Results oriented team-leader with strong organization and communication skills.

PROFESSIONAL EXPERIENCE

Senior Preservation Planner

4/19 to present

San Francisco Planning Department, San Francisco, CA

- Processed building permits for a variety of projects in San Francisco's Southeast Quadrant
- Processed over-the-counter permits at the Public Information Center
- Conducted Historic Preservation review including Certificates of Appropriateness, Minor Permits to Alter, CEQA Historic Resource Evaluations, and more

Planner

4/14 to 3/19

Marin County Community Development Agency, San Rafael, CA

- Managed Marin County's award winning sea level rise adaptation program including co-authoring an adaptation plan and two vulnerability assessments
- Processed and analyzed permit applications, including Coastal Permits, Design Reviews, Site Plan Reviews, Accessory Dwelling Units, and more
- Section 106 review for HUD funded housing rehabilitation projects
- Served on teams to update Marin County's Local Hazard Mitigation Plan and Local Coastal Plan
- Co-created the Game of Floods as an educational tool on sea level rise adaptation
- Managed consultants and secured grant funding for community adaptation plans
- Convened public workshops and stakeholder/technical advisory meetings
- Organized conference panels on climate change and historic preservation

Associate Environmental Planner

6/07 to 4/14

Delta Protection Commission, West Sacramento, CA

- Spearheaded the designation of the Sacramento-San Joaquin Delta National Heritage Area including the Feasibility Study with statement of significance, themes, and resource inventory
- Reviewed and commented on projects for consistency with the Commission's Land Use and Resource Management Plan
- Cultural heritage work programming including preservation, branding, and interpretation
- Managed the Land Use and Resource Management Plan update
- Convened a reuse charrette for the Holland Union Gakuen, a historic Japanese language school
- Community planning and blueprint mapping for the Great California Delta Trail
- Public outreach to Boards of Supervisors, Planning Commissions, City Councils, Federal and State Agencies, non-profits, community groups and more

Graduate Student Instructor/Researcher

8/05 to 12/07

University of California, Berkeley

- Served as Graduate Student Instructor (GSI) for “Introduction to Environmental Sciences”
- Developed curriculum and lectures, laboratory sessions and field trips
- Wrote, conducted, and graded assignments and exams
- Coordinated a symposium on the Sacramento---San Joaquin Delta
- Composed the first comprehensive GIS map of Delta urbanization

Biological Science Technician

2/03 to 8/05

U.S. Geological Survey, Vallejo, CA

- Designed and executed research and monitoring projects for San Francisco Bay wetland restorations
- Surveyed flora, fauna, elevation, soils, and water quality at project mitigation sites
- Processed data and wrote grant reports

MEMBERSHIPS, FELLOWSHIPS, and AWARDS

National Planning Association Environmental Planning Award - C-SMART, Spring 2018
National Planning Association Public Outreach Award - The Game of Floods, Spring 2017
American Institute of Certified Planners, Winter 2014 – present
California Preservation Foundation, Fall 2014 - present
San Francisco Heritage, Spring 2013 - present
Geraldine Knight Scott Traveling Research Fellowship, Fall 2008
Portuguese Studies Program Student Research Fellowship, Fall 2008
UC Berkeley Tourism Studies Working Group, Fall 2007 - Spring 2008
Beatrix Farrand Memorial Fellowship, Fall 2007 - Spring 2008
American Planning Association, Fall 2007 - present
Department of City and Regional Planning Block Grant Stipend Award, Fall 2007

SKILLS

Fluent in: ArcGIS, Adobe Creative Suite, Microsoft Office Suite

PROJECTS and REPORTS

Marin Ocean Coast Sea Level Rise Adaptation Report, Winter 2017
Marin Shoreline Sea Level Rise Vulnerability Assessment, Spring 2017
Marin County Leadership Academy, Winter 2016
Marin Ocean Coast Sea Level Rise Vulnerability Assessment, Fall 2015
Game of Floods, Spring 2015
Holland Union Gakuen Charrette: Planning for a Lasting Future, Spring 2014
The Sacramento-San Joaquin Delta National Heritage Area Feasibility Study, Summer 2012
The Sacramento Delta National Heritage Corridor (Master’s Thesis), Spring 2008
Master Plan for Sustainable Tourism in Ko Lanta Thailand, Fall 2007

PRESENTATIONS

2019 CA Preservation Foundation Conf. - *Preservation in California's Changing Climate*
2019 American Planning Association National Conf. - *Flooding on the Dock of the Bay*
2019 American Planning Association National Conf. - *Using Nature to Fight Nature's Threats*
2018 CA Preservation Fdn. Conf. – *Keeping History Above Water*
2017 CA Preservation Fdn. Conf. – *Flooding on the Dock of the Bay*
2017 National Adaptation Forum – *Climate Heritage and Cultural Cognizance*
2016 Keeping History Above Water Conf. - *Game of Floods Preservation Edition*
2015 American Planning Association Conf. CA Chapter - *Adaptation Planning for a Watery Filled Future*
2015 CA Preservation Fdn. Conf. - *Climate Change and Historic Resources*
2014 CA Preservation Fdn. Conf. - *National Heritage Areas: Creating Partnerships, Celebrating Diversity*
2013 State of the Estuary Conf. - *Sharing Our Stories: Interpreting the Estuary*
2013 CA Trails and Greenways Conf. - *Multi-Jurisdictional Trail Planning, Partnerships & Implementation*
2012 American Planning Association Conf. - *Planning Solutions for the Sacramento-San Joaquin Delta*

Professional Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Katherine Wilborn

Commissioner Staff

Date of Appointment: October 2018

Date Term Expires: N/A

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Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Katie Bryn Wilborn

katiebrynw@gmail.com
San Francisco, CA
(502) 298-2145

EDUCATION

M.A. Interior Architecture:
Strategy, Planning, and Design

University of Kentucky
2015-2017

Graduate Certificate:
Historic Preservation

University of Kentucky
2015-2017

B.S. Interior Architecture

Murray State University
Summa Cum Laude
Dean's List Scholar
2011-2015
GPA: 3.95

Cont. Education/in progress:

- NCIDQ
- LEED AP (O+P)
- Secretary of Interior's Professional Standards (36 CFR Part 61)

SKILLS

- Architectural Drafting
 - Revit
 - AutoCAD
 - Sketchup
 - Hand Drawing
- Graphic Design
 - InDesign
 - Illustrator
 - Photoshop
- Historic Preservation
- Research + Writing
- Leed GA

PROFESSIONAL EXPERIENCE

City Planner (Planner II, Preservation Technical Specialist)

San Francisco City Planning, Current Planning Department
October 2018 - Present
San Francisco, CA

Current Planner II, with a Preservation Technical Specialty, on the NW Team

Historic Context Statement Intern

San Francisco City Planning, Preservation Department
May 2018 - October 2018
San Francisco, CA

Researched and wrote (draft) Russian Historic Context Statement

Full-Time Interior Design Instructor

Sullivan University, College of Technology and Design
September 2017 - May 2018
Louisville, KY

Example of courses taught: Historic Preservation Studio; Digital Modeling with Revit; Hospitality Design Studio; Interior Systems and Construction.

Freelance Interior Design

Adaptive Reuse "Noche Mexican BBQ" restaurant
Located in a historic, former church; Louisville, KY
February 2018 - May 2018

Worked with the restaurant owner on various design schematics, furniture, materials, and renders to present to the Historic Preservation review board.

Teaching and Research Assistant

University of Kentucky
August 2015 - May 2017
Lexington, KY

Design Intern

Lisa Lynn Designs, LLC
May 2014 - August 2014
Louisville, KY

CONFERENCES + GRANTS

Friends of City Planning (FOCP) "Windows" Grant (Fiscal Year 2020)
Grant recipient on behalf of the San Francisco Planning Department

Gradaute Research Funding (2018)
Grant recipient for installation "Memory Shredder"

23rd Annual Conference on Critical Geography: Situated Solidarities
Presenter, "(Re)Making Cities" (2018)

Journal of Sustainability Education, Vol. 17, February 2018
Co-Authored "Old Material...New Material" exhibit and journal article (2018)

Professional Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government San Francisco

Name Kelly Wong

Commissioner Staff

Date of Appointment: October 2018

Date Term Expires: N/A

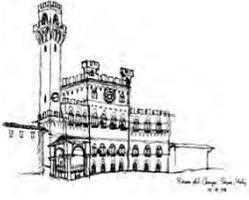
Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

 No

 X Yes

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



Kelly Hai Wong

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San Francisco, CA 94103
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415.558.6393 direct phone

Education

- May 2006 **University of Pennsylvania**, Philadelphia, PA
Master of Science in Historic Preservation (Architectural Conservation emphasis)
Thesis: Assessment of the Grout Used for the Structural Stabilization of the Early Phrygian Citadel Gate at Gordion, Turkey
European Conservation Program, London, UK (Summer 2005)
- May 2000 **University of California, Berkeley**, Berkeley, CA
Bachelor of Arts in Architecture (Dean's Honor List) and Practice of Art minor (Dean's List)
- 1998-1999 **Istituto Universitario di Architettura di Venezia (IUAV)**, Venice, ITALY
UC Education Abroad Program

Work Experience

- 10/18 – Present **City & County of San Francisco**, 1650 Mission Street, San Francisco, CA 94103 USA
Senior Planner / Preservation Enforcement Planner
Meets the Professional Qualifications Standards in Historic Architecture
- 02/19 – Present **Kelsey Museum of Archaeology, University of Michigan**, 434 South State St, Ann Arbor, MI 48109 USA
Architectural Consultant for the Gebel Barkal and the Sites of the Napatan Region (Northern Sudan)
- 02/18 – 10/18 **Architectural Conservation Consultant**, 1734 MLK Jr. Way, Berkeley, CA 94709 USA
Owner
- 08/15 – 06/17 **Getty Conservation Institute**, 1200 Getty Center Drive, Los Angeles, CA 90049 USA
Project Specialist, Seismic Retrofitting Project (SRP) in Lima, Cusco, and Kuno Tambo, PERU
- 02/15 – 08/15 **Getty Conservation Institute**, 1200 Getty Center Drive, Los Angeles, CA 90049 USA
Architectural Consultant, Seismic Retrofitting Project (SRP) in Lima, Cusco, and Kuno Tambo, PERU
- 01/13 – 07/15 **City & County of San Francisco**, 1650 Mission Street, San Francisco, CA 94103 USA
Planner III / Preservation Technical Specialist / Preservation Enforcement Planner
- 05/10 – 01/13 **The Presidio Trust**, 34 Graham Street, San Francisco, CA 94129 USA
Preservation Project Manager
- 09/06 – 04/10 **Architectural Resources Group**, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111 USA
Project Manager / Architectural Conservator
- 2006-2009 **University of Pennsylvania, Architectural Conservation Lab**, 210 S.34th St, Philadelphia, PA 19104 USA
Architectural Conservator for Gordion Excavation Project (Gordion, TURKEY)
- 10/05 – 01/06 **University of Pennsylvania, Penn Praxis**, 210 S. 34th St, Philadelphia, PA 19104 USA
Architectural Consultant
- 05/05 – 06/05 **S. Harris Ltd. Structural Engineering**, 2601 Pennsylvania Avenue, Suite 8, Philadelphia, PA 19130 USA
Architectural Conservation Intern
- 01/05 – 04/05 **Eastern State Penitentiary Historic Site**, 2027 Fairmont Avenue, Philadelphia, PA 19130 USA
Conservation Intern



-
- 10/00 – 08/04 **Architectural Resources Group**, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111 USA
Architectural Designer
- 09/02 – 01/03 **International Council on Monuments and Sites/Bulgaria**, 11 Slaveykov Sq, 6th Fl, Sofia, BULGARIA
Preservation Intern
- Summer 2000 **Artech Inc.**, 245 Dun Hua South Road, Section 1, 6th Fl, Taipei City, 106 TAIWAN
Architectural Intern
- 01/00 – 05/00 **DMJM** (now AECOM), 150 Chestnut Street, San Francisco, CA 94111 USA
Intern Architect
- 01/99 – 07/99 **AEDES Design**, Via Bissolati Leonida, 15 – Mestre, Venice, ITALY
Architectural Apprenticeship for restoration projects (Venice, Italy)

Job Related Training

- Modern Concrete and Terrazzo Preservation Workshop, APT Conference, Miami, FL (November 2019)
- Conservation of Metal Finishes in Modern Architecture Workshop, APT Conference, NYC, NY (October 2013)
- California Environmental Quality Act (CEQA) and Historic Resources Workshop, CPF (July 2013)
- The Secretary of the Interior’s Standards for the Treatment of Historic Properties Workshop, CPF (March 2012)
- Historic Register Designation & Documentation Workshop, CPF (November 2011)
- Heritage Led Urban Revitalization through Incentives Field Session, APT Conference, Victoria, BC (October 2011)
- Identification and Evaluation of Mid-20th Century Buildings Seminar, National Preservation Institute (April 2011)
- Preservation Engineering: Non-Destructive Evaluation Methods for Historic Structures Workshop, APT (November 2010)
- Exploring Cultural Landscapes through Case Studies Workshop, CPF (March 2010)
- Application of the State Historic Building Code – Case Studies Lecture, AIA East Bay (March 2010)
- Injection Grouts for the Conservation of Architectural Surfaces Workshop, Getty Conservation Institute (May 2009)

Language Skills

- Italian (fluency)
- Mandarin & Taiwanese (conversational fluency)
- Spanish (conversational fluency)

Professional Affiliations

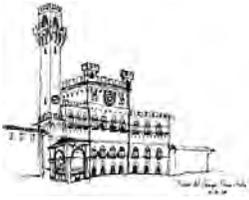
California Preservation Foundation, *Education Committee Member*

Association for Preservation Technology International (APT), *Member*

Western Chapter APT, *Board of Directors (2011-2017), Former President (2015-2017), Current Member*

International Council on Monuments and Sites (ICOMOS), *Member*

Berkeley Architectural Heritage Association (BAHA), *Board of Directors, Former Member (2013-2014) Secretary of the Interior’s*



Professional Publications

- Torrealva, D., Vicente, E., and Michiels, T. in collaboration with Greco, F., Cancino, C., Wong, K. (2018). *Seismic Retrofitting Project: Testing of Materials and Building Components of Historic Adobe Buildings in Peru*. Los Angeles: Getty Conservation Institute. https://hdl.handle.net/10020/gci_pubs/testing_materials
- Wong, K., Cancino, C., Menendez, J., Villacorta Santamato, L. (2018). "Seismic Retrofitting Project: On-Site Retrofitting Techniques Workshops." In *Vernacular and Earthen Architecture: Conservation and Sustainability: Proceedings of the 3rd International Conference SosTierra 2017, Valencia, Spain*, ed. Camilla Mileto, Fernando Vegas Lopez-Manzanares, Lidia Garcia-Soriano, and Valentina Cristini, 28-40. London: CRC Taylor & Francis Group.
- Wong, K., Cancino, C., Menendez, J., Villacorta Santamato, L. (2018). "Seismic Retrofitting Project: On-Site Retrofitting Techniques Workshops." In *Vernacular and Earthen Architecture: Conservation and Sustainability: Proceedings of the 3rd International Conference SosTierra 2017, Valencia, Spain*, ed. Camilla Mileto, Fernando Vegas Lopez-Manzanares, Lidia Garcia-Soriano, and Valentina Cristini, 28-40. London: CRC Taylor & Francis Group.
- Lourenco, P., Torrealva, D., Cancino, C., Wong, K., Karanikoloudis, G., Ciocci, M. (2017). "Innovative Traditional Technologies for Rehabilitation and Protection of Earthen Structures: The Getty SRP Project." *Proceedings of the 3rd International Conference on Protection of Historical Constructions, Lisbon, Portugal, July 12-15, 2017*.
- Cancino, C., Torrealva, D., Vicente, E., Garcia Bryce, J., Soto, M., Cruz, E., Wong, K. (2016). "The Cathedral of Ica and the Church of Kuno Tambo in Peru: Two retrofitting projects following a principles-based conservation approach." In *Structural Analysis of Historical Constructions: Anamnesis, Diagnosis, Therapy, Controls: Proceedings of the 10th International Conference on Structural Analysis of Historical Constructions, SAHC 2016, Leuven, Belgium*, ed. Koen Van Balen and Els Verstryngne, 410-17. Leiden: CRC Press/Balkema.
- Wong, K. (2011). "Hydraulic lime and crushed brick grouts at Gordion." In *Gordion Awakened: Conserving a Phrygian Landscape*, ed. Frank G. Matero, 138-181. Philadelphia: Architectural Conservation Laboratory, University of Pennsylvania.
- Wong, K. and Cleary, S. (2007). "5-Year Gordion Conservation Plan." In *Summer 2007 Final Report: Gordion Excavation Project Site Field Report*, University of Pennsylvania.
- Silva, C. and Wong, K. (2007). "The Lower East Side Tenement Museum." In *Prospectus 2: Reception*, University of Pennsylvania, School of Design, Graduate Program in Historic Preservation, Philadelphia, PA. ed. Sarah R. Katz, 28-36. Philadelphia, PA.
- ## Presentations
- Seismic Retrofitting Project*. Annual Meeting of the Western Chapter of the Association for Preservation Technology (WCAPT), Getty Center, Los Angeles, February 24, 2017.
- Cathedral of Ica & Church of Kuño Tambo: Proposed Strengthening Design*. Seismic Retrofitting Project Peer Review Meeting, Cusco, Peru, January 25, 2017.
- Cathedral of Ica & Church of Kuño Tambo in Peru: Using Local and Traditional Materials and Techniques for Seismic Retrofitting Historic Earthen Buildings*. Association for Preservation Technology International (APTI) Annual Conference, "Preserving Heritage with Tomorrow's Technologies," San Antonio, TX, November 2, 2016.



Earthen Architecture Initiative, Seismic Retrofitting Project in Peru. University of Pennsylvania Graduate Program in Historic Preservation, Philadelphia, PA, September 23, 2016.

Balancing Preservation and Life-Safety. Louisiana Annual Preservation Conference, "Louisiana Preservation Champions...Champion Preservation!," Lake Charles, LA, May 13-14, 2015.

Alternative Building Materials Workshop. National Alliance of Preservation Commissions, Commission Assistance & Mentoring Program (CAMP) training, Lake Charles, LA, May 13, 2015.

A Dynamic Public Resource – The Conservation of an Early 19th Century Spanish Colonial Tile Artifact in the Middle of a Revitalized Watershed at the Presidio of San Francisco. American Institute for Conservation of Historic and Artistic Works Annual Meeting, Albuquerque, NM, May 8-11, 2012.

Adobe Non-Destructive Evaluation and Moisture Sampling at Building 50. Presidio Trust Workshop for California State Parks, San Francisco, October 26, 2011.

Site Conservation at Gordion, Turkey and Injection Grouts for the Conservation of Architectural Surfaces. Architectural Resources Group, San Francisco, January 2010.

Surface Treatments for Architectural Terra Cotta. APT Conference, Los Angeles, November 2009.

Historic Preservation in the United States and San Francisco City Planning. Cultural Heritage and City Planning courses, University of Architecture, Civil Engineering and Geodesy, Sofia, Bulgaria, November 2002.

Skills

MS Office (Word, Excel, PowerPoint, Outlook, Project), Adobe Bridge, Acrobat, and Creative Suite (InDesign, Illustrator, Photoshop), Adobe Acrobat Professional, AutoCAD, Revit, SketchUp, ACDSee, HOBOWare, Accela, EndNote, Fast Track

Awards and Honors

California Preservation Foundation Preservation Design Award for Building 50 Non-Destructive Evaluation Report (2011)

Keepers Preservation Education Fund Award, National Preservation Institute (Summer 2006)

The Elizabeth Greene Wiley Award for Outstanding Promise, Penn School of Design, University of Pennsylvania (Spring 2006)

Albert Binder Travel Fellowship, University of Pennsylvania (Fall 2005)

Ilona English Travel Fellowship, University of Pennsylvania (Spring 2004 and Spring 2005)

J.E. Caldwell Scholarship, Daughters of the American Revolution (2005-2006)

Penn Design Board of Overseers, University of Pennsylvania (2004-2005 and 2005-2006)

Graduated magna cum laude in Architecture and Art Practice, University of California at Berkeley (Spring 2000)

Gadsby-Trudgett Travel Award, University of California at Berkeley (1998-1999)

Education Opportunity Scholarship, University of California at Berkeley (1998-1999)

Stuckey Memorial Scholarship, University of California at Berkeley (1995-1996)



Preservation Outreach Events

The California Historical Building Code (CHBC) and Incentivizing Reuse, CPF workshop (March 2020) *Co-Organizer*

How to Successfully use the CHBC: Lessons from the Mission Armory, CPF webinar, (March 2020) *Organizer*

Diego Rivera's Pan American Unity Mural Tour, SF Planning Department, City College of SF (September 2019) *Organizer*

Market Street Railway Mural Conservation Project Tour & Happy Hour, WCAPT (October 2017) *Organizer*

WCAPT Annual Meeting Lectures & Tour, Getty Conservation Institute (February 2017) *Organizer, Host & Presenter*

Coit Tower Restoration Project Tour & Happy Hour, WCAPT (July 2015) *Organizer*

Hibernia Bank Seismic Rehabilitation Project Tours & Happy Hours, WCAPT (April and June 2015) *Organizer*

Halladie Building Tour & Happy Hour, WCAPT (June 2013) *Organizer & Presenter*

APTI Annual Meeting, Charleston (2012) *Session Chair for Framework to Collaborate: Access to Knowledge track*

Paint Analysis Workshop, "Preservation In Practice series," The Presidio Trust (October 2012) *Organizer & Presenter*

Community Preservation Lecture Series, BAHA/CPF/City of Berkeley (2012) *Organizer*

Bronze Cleaning & Waxing Workshop, "Preservation In Practice series," The Presidio Trust (October 2012) *Organizer & Presenter*

Inn at the Presidio Tour, AIA San Francisco HRC (March 2012) *Organizer*

Adobe Brick Making Public Workshop (October 2011 & February 2012) *Organizer & Presenter*

Adobe Center-Coring Demonstration, WCAPT (January 2012) *Organizer*

UC Berkeley Memorial Stadium Seismic Upgrade Project Tour, AIA San Francisco HRC (November 2011) *Participant*

Adobe 101: Evaluation, Testing & Repair Training Workshop for CA State Parks staff (October 2011) *Organizer & Presenter*

Seismic Strengthening of Historic Building Panel Discussion, AIA San Francisco HRC (October 2011) *Co-Organizer*

Building 50 Adobe Preservation Public Tour (October & November 2011) *Organizer & Presenter*

Getty Conservation Institute Tour for ICOMOS China / China Principles Workshop (June 2011) *Organizer & Presenter*

Take the Plunge: Richmond Municipal Natatorium Restoration Project Tour, AIA San Francisco HRC (April 2011) *Participant*

Heritage YP Seismic Strengthening Systems at the Main Post & Public Health Service Hospital Tour (October 2010) *Organizer*

AIC Conservation of Outdoor Sculpture & Monuments Workshop (July 2010) *Masonry Workshop Organizer & Presenter*

US/ICOMOS 10th International Symposium, San Francisco (2006-07) *Co-Chair Communications Committee*

Community Service

Cal Alumni Association & UC Education Abroad Scholarships Selection, UC Berkeley, CA, *Volunteer*, 2010 - Present.

Museum of Children's Art (MOCHA), Oakland, CA, *Course Instructor*, 2018.

Greater Good Science Center, UC Berkeley, CA, *Volunteer*, 2017.

Alameda County Community Food Bank, Alameda, CA, *Volunteer*, 2017.

Berkeley Unified School District, Berkeley, CA, *Volunteer*, 2009-2010 Oxford Elementary School, 2018 Berkeley Arts Magnet Elementary School and Rosa Parks Elementary School.



Association for Preservation Technology International (APT) Student Scholarship & Outreach Committee (SSOC), *Volunteer Committee Member*, 2010-2017.

International Council On Monuments & Sites (ICOMOS) *Internship Mentor*, 2016.

LEAP Sandcastle Classic, San Francisco, CA, *Volunteer*, 2000-2004, 2006-2010.

Berkeley High School: South of Bancroft Design Charette, Berkeley, CA, *Volunteer & Organizer*, March 2008.

Christmas in April, Rebuilding Together, San Francisco, CA, *Volunteer*, 2003.

Student Advocate Office, UC Berkeley, CA, *Community Outreach Coordinator*, 1996.

Habitat for Humanity East Bay, Oakland, CA, *Volunteer & Organizer*, 1998.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission

Motion No. 0376

HEARING DATE: MAY 15, 2019

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
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IDENTIFICATION AND DELEGATION OF SCOPES OF WORK DETERMINED TO BE MINOR BY THE HISTORIC PRESERVATION COMMISSION PURSUANT TO SECTIONS 1006.2 AND 1111.1 OF THE PLANNING CODE FOR APPROVAL, MODIFICATION, OR DISAPPROVAL TO THE PLANNING DEPARTMENT.

WHEREAS, Planning Code Section 1006.2(a) provides that the Historic Preservation Commission ("HPC") may, for properties designation individually or within a landmark district under Article 10 of the Planning Code, (1) define certain categories of work as minor alteration; and (2) delegate the review and approval of such work to the Planning Department ("Department") (hereinafter "Administrative Certificate of Appropriateness"), whose decision is appealable to the HPC pursuant to Section 1006.2(b); and

WHEREAS, Planning Code Section 1111.1(a) gives the HPC the authority to (1) determine if a proposed alteration ("Permit to Alter") should be considered a Major or a Minor Alteration; (2) approve, modify, or disapprove applications for permits to alter or demolish Significant or Contributory buildings or any building within a Conservation District; and, (3) delegate this function to the Planning Department ("Department") for work determined to be Minor (hereinafter "Minor Permit to Alter"), whose decision is appealable to the HPC pursuant to Section 1111.1(b); and

WHEREAS, Sections 1005 and 1110 of the Planning Code specify that a Certificate of Appropriateness or Permit to Alter is not required when the application is for a permit to do ordinary maintenance and repairs only, meaning any work for the sole purpose and effect to correct deterioration, decay or damage of existing materials; and

WHEREAS, the HPC, at its regular hearing of May 15, 2019, reviewed the Planning Department's processes and applications under the authority previously granted to it by the HPC under Motions Nos. 0181, 0212, 0241, 0289 and 0349; and

WHEREAS, in appraising a proposal for an Administrative Certificate of Appropriateness or a Minor Permit to Alter, the Department, on behalf of the HPC, shall determine that all proposed alterations to character-defining features on properties subject to Articles 10 and/or 11 of the Planning Code shall be consistent with the character of the property and/or district, the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as any guidelines, local interpretations, bulletins, or other policies, where applicable; and

SO, MOVED, that the Commission hereby ADOPTS the following list of scopes of work determined to be Minor, and the procedures outlined in the Administrative Certificate of Appropriateness and the Minor Permit to Alter Informational and Supplemental Application Packets, for delegation to the Department for approval, modification, or disapproval for two years from the date of this Motion. Specifically, the HPC adopts the following as minor scopes of work:

1. **Exploratory and investigative work:** To assess for underlying historic materials: The removal of a limited amount of non- historic material to conduct investigation to determine the existence of underlying historic material. This work shall be limited to no more than 5% of the total surface area on a façade and the area must be stabilized and protected after the investigation is complete. Adjacent historic surfaces must be protected during exploratory and investigative work. To assess the structure where historic fabric is extant: The removal of a limited amount of historic fabric to conduct investigation to determine the existing conditions of the building including ascertaining the location and condition of structural elements. This scope of work qualifies for staff level approval provided that:
 - a. It is demonstrated that a non-destructive evaluation (NDE) approach has been determined insufficient, exploratory demolition is required, and that there is no alternative location where such investigation can be undertaken.
 - b. Provision of an investigation plan that includes the reason for the investigative work, what NDE techniques have been considered, and why its use is not appropriate.
 - c. Provision of scaled drawings showing the area to be removed including plans, elevations, and details including the wall assembly where the exploratory work will be undertaken.
 - d. Provision that any removal will be in whole rather than in partial to prevent damage to historic fabric.
 - e. For example, for a brick wall removal should follow the mortar joints around brick units instead of saw-cutting brick units in half.
 - f. Provision of a protection plan for surrounding historic fabric during exploratory and investigative work including protection and stabilization assemblies with materials called out clearly.
 - g. Provision of an appropriate salvage and storage plan for any historic fabric or material proposed to be removed during exploratory and investigative work.
 - h. Provision of a post-investigation treatment plan including patching, repairing, finishing historic fabric and materials to match existing where exploratory and investigative work has been conducted.
2. **Door and Window replacement:** The replacement of doors and windows in existing openings. This does not apply to the replacement of stained, leaded, curved glass, or art glass windows, or doors with these types of glazed features, or the replacement of glass curtain wall systems.
 - a. *Door or Window replacement on primary and visible secondary facades:* Door replacement on primary façades provided that the proposed door matches the historic door (extant or not) in terms of opening size, door type, glazing, material, and all exterior profiles, dimensions and detailing and is compatible with the character of the building and/or district. Window replacement on primary elevations that closely match

the historic (extant or not) windows in terms of configuration, material, and all exterior profiles and dimensions. Planning Department Preservation staff may require a site visit and review a mock-up of proposals for large-scale window replacement. This scope of work qualifies for staff level approval provided that:

- i. Where historic windows are proposed to be replaced, provision of a Window Condition Assessment report that documents the deteriorated beyond repair condition of windows. This report shall be prepared by a qualified consultant.
 - ii. Where historic wood windows with true divided-lite muntins are demonstrated to be deteriorated beyond repair, replacement shall be with new wood windows of the same type and operation with true divided-lite muntins that closely match the historic in all exterior profiles and dimensions. Detailed and dimensioned architectural plans will be provided to document existing and proposed window sash.
 - iii. Replacing non-historic windows with new windows based on documentation that illustrates the new windows closely match the configuration, material, and all exterior profiles and dimensions of the windows historically present.
 - iv. Replacing non-historic doors with new doors that are either based on documentation that illustrates that new doors closely match the materials and configuration of doors historically present or are compatible in materials and design with the character of the building.
- b. *Door and Window replacement on non-visible secondary facades:* Door and window replacement is limited to the size of the existing openings. Installation of louvers for mechanical vents may also be undertaken. A modest change in door or window area of up to 100 square feet may be approved administratively for any building except for individually designated Article 10 Landmarks. For example, this scope of work qualifies for staff level approval by:
- i. Replacing a non-visible historic or contemporary door or window with a new door or window of any configuration, material, or profile within the existing opening. While the scope of work qualifies for staff level approval, the applicant may be required to demonstrate compatibility with the unique features of the landmark building.
 - ii. Adding, expanding, or removing a modest amount of door or window area in these discrete locations, provided the subject building is not an individual Article 10 Landmark. The applicant would be required to demonstrate compatibility with the unique features and composition of the building.
 - iii. Louvers for mechanical venting that do not change the existing opening and is finished with the same finish as the surrounding door or window frame.

3. **Front stairways and railings:** The replacement of stairs and railings with new stairways and/or railings beyond repair and based on physical or documented evidence and determined to be compatible in terms of location, configuration, materials, and details with the character-defining features of the property and/or district. All historic features, such as newel posts and railings, shall be retained where extant. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components of the entry. For example, this scope of work qualifies for staff level approval by:
 - a. Replacement of a historic wood straight run stair with closed riser and a bullnose tread with a new wood straight run stair with a closed riser and a bullnose tread. The new stair is in the same location as the historic stair and the historic railing was retained, reused, and adapted to meet current safety code requirements.
 - b. Replacement of a non-historic stair and railing with a new stair and railing based on physical and documented evidence, including other similar historic properties within the landmark district that retain historic stair and railings.
4. **Construction of a non-visible roof deck on a flat roof:** The construction of pergolas or other structures, such as a stair or elevator penthouse for roof access, does not qualify under this scope of work. The construction of roof decks, including associated railings, windscreens, and planters, provided that:
 - a. The deck and associated features cannot be viewed over street-facing elevations;
 - b. Existing access to the roof in compliance with the Building Code must be demonstrated.
5. **Awnings on Article 11 buildings:** New tenant awnings that meet the Department's Design Standards for Storefronts in Article 11 Conservation Districts and/or is found compatible with the character-defining features of the building and/or district in terms of material, location, number, size, method of attachment, method of replacement, and method of illumination with the property and/or district, provided that:
 - a. Applications for new awning shall include the removal of any abandoned conduit, outlets, attachment structures, and associated equipment;
 - b. Awnings shall not obscure or spread out over adjacent wall surfaces; and shall not include new attachments to terra cotta, cast iron, or other fragile historic architectural elements and will be installed in a location that avoids damaging or obscuring character-defining features;
 - c. Awnings and canopies shall use traditional shapes, forms, and materials, be no wider than the width of the window openings, and attach to non-historic storefront systems or undecorated wall surfaces, preferably at the window or entry returns;

- d. Retractable-type awnings will have angled forms, open sides, and a free-hanging valance. This type of awning or canopy structure will be covered with canvas (Sunbrella or equivalent);
 - e. Signs or lettering on awnings shall be kept to a minimum size (separate permits are required for awning structures). On retractable-type awnings, signs may only be placed on the face of the valance. On flat, metal awnings or canopies, signs shall have integral, non-visible conduit, indirect illumination, and will not damage or obscure character-defining features;
 - f. The installation of new awnings shall relate to the pedestrian scale of the street; are constructed of high-quality materials; are installed in location that avoids damaging or obscuring character-defining details; and, are positioned to relate to the width of the ground- floor bays.
6. **Replacement and/or modification of non-historic storefronts:** The replacement and/or modification of non-historic (or that have not gained significance in their own right) storefront materials, including framing, glazing, doors, bulkheads, cladding, entryways, and ornament. Work shall be confined within the piers and lintels of the ground floor of the property and determined to meet the Department's Design Standards for Storefronts for Article 11 Conservation Districts and/or is found compatible with the character-defining features as outlined in the Article 10 designating Ordinance in terms of proportion, scale, configuration, materials, and details with the character-defining features of the property and/or district. This scope of work qualifies for staff level approval provided that:
- a. The design of the new storefront system is based on physical or documented evidence of the property and matches the historic proportion, scale, profile, and finish of a storefront system from the period of significance of the property.
 - b. Contemporary cladding materials that obscure the ground floor piers, lintel, and transom area of the building will be removed. All underlying historic material will be cleaned, repaired, and left exposed. The transom area will be re-glazed and integrated into the storefront system with a design based on the historic proportion, scale, configuration, materials, and details of the property.
 - c. ADA-compliant entry systems meeting all Building Code requirements will be integrated into the storefront system and will be compatible in terms of proportion, scale, configuration, materials, and details with the character-defining features of the property and/or district.
7. **Solar panels:** The installation of structures that support solar panels, regardless of visibility, provided that the installation would not require alterations to the building greater than normally required to install a solar energy system, such as an installation with minimum spacing from the roof surface and mounted parallel with the slope of the roof (if roof is slope greater than 1/12), not visible from adjacent street sightlines if on a flat roof, set in from the perimeter walls of the building, including the building's primary façade. Support structures

should have a powder-coated or painted finish that matches the color of the roof material. For example, this scope of work qualifies for staff level approval by:

- a. The installation of a solar panel system on a gable roof that is set in from the street-facing facades and is mounted flush to the slope of the roof.
 - b. The installation of a solar panel system on a flat roof that is set in from the street-facing facades and is mounted on an angled structure that is within the height limit and is not visible from adjacent streets as it's appropriately setback and/or obscured by an existing historic parapet.
8. **Skylights on Article 11 properties:** The installation or replacement of skylights that are deteriorated beyond repair so long as new skylights are minimized from view. For example, this scope of work qualifies for staff level approval by:
- a. New skylights must be limited in number and size; mounted low to the roof with a curb as low as possible; and have a frame with a powder-coated or painted finish that matches the color of the roof material.
9. **Rear yard decks and stairways outside of the C-3 zoning districts:** The repair or replacement of decks and stairways and associated structural elements that are located in the rear yard; are not visible from the public right-of-way; do not require the construction of a firewall; and are determined to be compatible in terms of location, configuration, materials, and details with the character-defining features of the property and/or district. All historic features, such as newel posts and railings, must be retained where extant. New railings, if needed, shall match the historic rail system in design. This does not apply to the replacement of porticos, porches, or other architectural components at the rear of the property. For example, this scope of work qualifies for staff level approval by:
- a. The replacement or construction of a contemporary rear deck or stair on a building located mid-block where the rear of the property is not visible from the public right-of-way and the deck and/or stair is set in from the side property lines so as not to require the construction of a firewall.
 - b. The replacement of railings and decking on a historic verandah that is beyond repair and is not visible from the public right-of-way. The replacement decking and railings are based on physical or documented evidence and are replaced in-kind with like materials and match the historic in all profiles and dimensions. All other historic veranda elements are retained, stabilized, supported, and protected during construction.
10. **Selective in-kind replacement of cladding outside of the C-3 zoning districts:** The selective replacement of cladding materials at any façade may be approved administratively for any building, when it has been demonstrated that the existing cladding is damaged beyond repair and when the new cladding will match the historic cladding (extant or not) in terms of material, composition, dimensions, profile, details, texture, and finish. Planning Department

Preservation staff may require a site visit to review a mock- up of the proposed work. For example, this scope of work qualifies for staff level approval by:

- a. The selective replacement of historic clapboard siding where it has been demonstrated that the specific area to be replaced is beyond repair and the new clapboard siding matches the historic in material, profile, and finish.
- b. The selective patch of historic stucco where is has been demonstrated that the specific area to be replaced is beyond repair and the new stucco patch matches the historic in material, composition, texture, and finish.

11. In-kind replacement and/or repair of historic roofing material on visible, sloped roof forms:
On visible, sloped roof forms, the in-kind replacement of historic and/or character-defining roofing materials, such as clay tile, or similar, roof materials may be approved administratively provided that:

- a. In-kind replacement of historic roofing materials, such as clay tiles, and underlayment would not change the roof character, form or structure, including integrated gutters, and would be compatible with the character of the building and/or district.
- b. Clay tile, or similar, roof materials and underlayment are repaired by carefully removing clay tiles, replacing underlayment, reinstalling salvaged tiles, and in-kind replacement of tiles that are beyond repair. Replacement tiles shall match existing in shape, dimensions, color, and finish. The work would not change the roof character, form, material, or structure and would be compatible with the character of the building and/or district.
- c. Full replacement of clay tile, or similar, roofing is generally not appropriate unless existing material is determined through a condition assessment conducted by a qualified preservation architect to be deteriorated beyond repair. If beyond repair, in-kind replacement of clay tiles, or similar, roofing shall match existing in shape, dimensions, color, and finish. The work would not change the roof character, form, material, or structure and would be compatible with the character of the building and/or district.
- d. Planning Department Preservation staff may require a site visit to review a mock- up of the proposed work.

12. Replacement of garage door(s) in existing openings. The replacement of garage doors may be approved administratively, provided that:

- a. New garage door(s) shall be installed in existing opening(s) and will be compatible in terms of material, configuration, and fenestration with the character of the building and/or district.

13. Construction and/or modification of landscape features outside of the C-3 zoning districts:
The construction of new landscape features or modification of existing landscape features

associated with residential properties when the work will not impact character-defining features of the property as listed in the designating ordinance or identified by Planning Department preservation staff. For example, this scope of work qualifies for staff level approval by:

- a. The removal and replacement of a non-character-defining walkway and retaining wall within the side yard of a property where it has been demonstrated that the replacement materials are compatible with the property in terms of location, size, scale, materials, composition, and texture.
- b. Construction or replacement of rear or side yard fences provided that the fence is not directly adjacent to a public right-of-way, complies with the Planning Code, and does not attach to the historic building or other character-defining features of the landmark.
- c. Replacement of fences in front yard based on photographic or physical documentation, provided that the fence complies with the Planning Code and compatible with the property in terms of location, size, scale, materials, composition, and finish. The fence and its structural supports should not attach to the historic building.
- d. Construction of ancillary structure within the rear yard that is not more than eight feet in height above grade and covers no more than 100 square feet of land regardless of visibility from public rights-of-way.

14. **Removal of non-historic features:** The removal of any features that are not historic features of the building and that have not gained significance in their own right for the purpose of returning the property closer to its historic appearance. Examples include but are not limited to fire escapes or signage and associated conduit. The replacement of such features does not qualify under this scope of work. This scope of work qualifies for staff level approval provided that:

- a. All anchor points and penetrations where non-historic features are removed will be patched and repaired based on the Secretary of the Interior's Standards.

15. **Restoration of façade(s).** Restoration of façade(s) (including, but not limited to porticos, porches, cornices, plaster work, wood siding, tympanum, roofline, and eaves) may be approved administratively for any building except for individually designated Article 10 Landmarks. Work shall be based on physical evidence and/or historic documentation and follow the guidelines outlined in the Department's *How to Restore Your Façade*. Physical evidence should include shadow lines depicting location of removed ornament, pieces of retained ornament or cladding materials, as well as examples from surrounding buildings of a similar age, architectural style, and with similar ornamental features. Proposed work must be depicted in detailed elevation drawings. For example, this scope of work qualifies for staff level approval by:

- a. Removal of asphalt siding and repair of extant original wood siding on visible façades.

- b. Replacement of previously removed ornament or trim based on physical evidence, such as shadow lines on original siding, or on historic photograph(s). Replacement ornament should be constructed of durable and compatible materials. Substitute materials, such as foam or composites, are not appropriate.
16. **Security Measures:** Installation or replacement of metal security doors, window grilles, security gates, exterior lighting, or security cameras provided that the installation of these measures meet all other requirements of the Planning Code and are compatible in terms of proportion, scale, configuration, materials, details, and finish with the character-defining features of the property and/or district; and are installed in a reversible manner that avoids obscuring or damaging exterior character-defining features of the building. Planning Department Preservation staff may require a site visit to review a mock-up of the proposed work. This scope of work qualifies for staff level approval provided that:
 - a. Retractable security gates or grilles and related housing shall be installed in a location obscured from the public right-of-way when in the open position.
 - b. Security measures are located in a discreet location so to minimize visibility during daylight and/or business operating hours.
17. **Work described in a maintenance/rehabilitation/restoration plan approved by the HPC as part of a Mills Act contract or pursuant to Planning Code Sections 803.9(b) and 803.9(c) (Preservation of Historic Buildings within Certain Eastern Neighborhoods Mixed Use Districts).** Any work described in an approved Mills Act Rehabilitation/Restoration/Maintenance Plan that has been reviewed and endorsed by the Historic Preservation Commission, approved by the Board of Supervisors, and determined to meet the Secretary of the Interior's Standards. Further, any work described in a Rehabilitation/Restoration/Maintenance Plan as part of a project allowing certain uses in historic buildings in Eastern Neighborhoods mixed use zoning districts pursuant to Planning Code, Section 803.9(b) or (c) that has been reviewed and endorsed by the Historic Preservation Commission and determined to meet the Secretary of the Interior's Standards.
18. **Enclosing an open area under a cantilevered room, room built on columns or under decks** (except for decks that are supported by columns or walls other than the building wall to which they are attached and are multi-level or more than 10 feet above grade). Construction of such an addition may be administratively approved provided that the work is not visible from a public right-of-way, complies with the Planning Code, and is exempt from Section 311 notification per Zoning Administrator's Bulletin No. 4: *Public Notification for Building Permits in Residential and Neighborhood Commercial Districts*. This scope of work may be approved administratively for any building except for individually designated Article 10 Landmarks. For example, this scope of work qualifies for staff level approval by:
 - a. Enclosing the open area under a cantilevered room or room built on columns or under decks (except for decks that are supported by columns or walls other than the building wall to which they are attached and are multi-level or more than 10 feet above grade) as part of construction for new Accessory Dwelling Unit(s).

19. **Infill of garage door openings for Accessory Dwelling Units (ADUs).** Where infill of existing garage door openings (historic or not) is proposed for conversion of interior space to Accessory Dwelling Unit(s) (ADU(s)), this alteration may be approved administratively provided that the following guidelines are met:

- a. Where a garage opening original to the building will be infilled, it should:
 - i. Incorporate design details, such as a reveal or simple trim detail, or similar, to reference the original configuration of the opening; and,
 - ii. Be clad in a manner that is consistent with the character of the building.
- b. Where a garage opening that is not original to the building will be infilled, it should:
 - i. Be restored to match the surrounding material and original configuration of the base of the building (for example, if the building originally featured an angled, projecting bay that extended to grade, this feature should be restored when garage is removed).
- c. Where window openings are needed for the new ADU(s), they should:
 - i. Be located within the garage door opening to be infilled; and,
 - ii. Have simple design and details and be proportionally smaller than primary windows on upper floors [size of windows should be minimum required to meet Planning and Building Code requirements]; and,
 - iii. Match materials of historic windows (extant or not) on upper floors of building; and,
 - iv. Be in a configuration that is compatible with historic windows (extant or not) in upper floors of building while meeting egress requirements of the Building Code.
- d. Where door openings are necessary for the new ADU(s), they should:
 - i. Be located on secondary elevations or incorporated into existing front stair structure, if feasible. If such locations are not feasible, then the new door opening(s) should be incorporated into existing openings (pedestrian or garage) and should be kept to the minimum number and size required by Code; and,
 - ii. Minimize recesses to depth required by Code; and,
 - iii. Have a simple, compatible design.
- e. Front yard area should be restored with soft and hardscaping that is compatible with the character of the building and/or district.

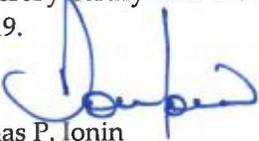
- f. Relocated gas/utility cabinets should be placed in a location and have a design that is as minimally visible as possible.

20. Accessory Dwelling Unit Architectural Review Standards for projects regulated pursuant to Section 207(c)(6) as a "No Waiver" project.

- a. When an ADU is proposed to be constructed within the building envelope of an existing single-family home, or as an addition to an existing single-family home:
 - i. Character-defining features, as described and depicted in the corresponding designating ordinance and supporting case report for the individual property or district, as designated pursuant to Article 10 or 11, will be preserved or replaced to match the historic feature(s) in material, design, color, and texture.
 - ii. Any new cladding will match surrounding historic materials located at the base of the building in regards to material, installation, profiles and dimensions.
 - iii. All new windows, doors, and openings will match the size, shape, material, and profile of existing historic windows, doors, and openings on the subject building.
 - 1. Notwithstanding the above, the size and number of new doors and openings will not exceed the minimum required to meet Planning and Building Code requirements.
 - iv. Additions to accommodate ADUs will not be visible from surrounding public rights-of-way and will be limited to one-story above grade in height.
 - v. The ADU will comply with the relevant standards described in item No. 19 of the Historic Preservation Commission Motion No. 0349 adopted on October 3, 2018.
- b. When an ADU is proposed to be incorporated into the new construction of a single-family home:
 - i. There will be no change to the exterior cladding materials at the location of the ADU.
 - ii. Window and door openings for the ADU will not exceed the minimum requirements to meet the provisions of the Planning Code and Building Code.
 - iii. The material, shape, and profile of windows and doors for the ADU will match those of the subject single-family home.
- c. When an ADU is proposed to be constructed as a new, detached structure on a property also containing an existing single-family home:
 - i. The exterior walls of the detached ADU structure will align with the exterior walls of the existing single-family home on at least one side yard such that the detached ADU structure is wholly located behind the existing single-family home.

1. When the subject property is a corner lot, the detached ADU structure will be aligned with the deepest side yard setback as measured from the side street to maintain the existing setting.
 - ii. The detached ADU structure will be limited to one story above grade in height.
 - iii. The roof form of the detached ADU structure will be constructed as a flat roof or will otherwise match the roof form of the existing single-family home on the subject lot.
 - iv. The cladding, windows, and doors of the detached ADU structure will match the cladding, windows, and doors of the existing single-family home in material, shape, and profile.
21. **Arts Installations.** Installation or replacement of art installation(s), including murals as specified below, provided that the installation of these features meets all other requirements of the Planning Code; are compatible in terms of proportion, scale, and attachment mechanism(s) with the character-defining features of the landmark property and/or landmark district; and, are installed in a reversible manner that avoids obscuring or damaging interior or exterior character-defining features of the building. Planning Department Preservation staff may require a site visit to review a mock-up of the proposed attachment mechanism(s). This scope of work qualifies for staff level approval provided that:
- a. Art installation(s): Shall be installed in a manner that does not damage, destroy or obscure character-defining features of the landmark building and/or landmark district and that is reversible.
 - b. Mural(s): Shall be installed on secondary elevations; installed in manner that does not damage, destroy or obscure character-defining features of the landmark building and/or landmark district; utilize breathable paint or similar easily reversible materials; does not paint over character-defining features of the landmark building and/or landmark district; and, does not paint previously unpainted masonry or stone surfaces.

I hereby certify that the foregoing Motion was adopted by the Commission at its meeting on May 15, 2019.


Jonas P. Ionin
Commission Secretary

AYES: Black, Hyland, Johnck, Matsuda, Pearlman, Wolfram

NAYS: None

ABSENT: Johns

ADOPTED: May 15, 2019