

SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

DRAFT Meeting Minutes

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

Wednesday, November 20, 2013
12:30 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Hasz, Hyland, Johnck, Johns, Matsuda, Pearlman
COMMISSIONER ABSENT: Wolfram

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HASZ AT 12:38 p.m.

STAFF IN ATTENDANCE: Jeff Joslin – Director of Current Planning, Shelley Caltagirone, Richard Sucre, Eiliesh Tuffy, Mary Brown, Tim Frye - Preservation Coordinator, and 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. PUBLIC COMMENT

SPEAKERS: NONE

B. DEPARTMENT MATTERS1. [Director's Announcements](#)

Preservation Coordinator Frye on behalf of Planning Director Rahaim would answer questions on the Green Connections Open House on the Director's Report included in the packet.

2. Mr. Frye reported on two items:

- Work on Silver Cottages has stopped pending the outcome of the lawsuit in about a week. During the interim, Project Sponsor is working on a short term protection and stabilization plan that includes security measures, and hoped that work would begin in less than 90 days;
- After Mr. Frye presented to the Mayor's Graffiti Advisory Board meeting last week regarding the Hibernia Bank Building graffiti incident, the Board requested the Planning Department and HPC consider a graffiti abatement process. Mr. Frye expressed the willingness of the Department to coordinate and work with the Advisory Board and the Department of Public Works to strive toward education, law enforcement and abatement.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hasz provided an update that more realtors are interested in the Realtor's Preservation Training Program, and with the help of Department staff and California Preservation Foundation the soft launch date for the program is May 1st. After **Commissioner Johnck** recalled that this item was discussed earlier in the year and expressed an interested to find out more, he substantiated that this is a five-part online certification program developed by the California Preservation Foundation. Once realtors become certified, they could use it as a marketing tool to help home owners understand preservation rules, historic districts, what surveys are and where they are happening around the City.

4. Consideration of Adoption:

- [Draft Minutes for November 6, 2013](#)

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

5. Commission Comments & Questions

- [Disclosures.](#)

Commissioner Pearlman met with Ted [Arlio] regarding 333 Dolores Street.

- Inquiries/Announcements - None
- Future Meetings/Agendas - None

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

6. 2013.0693A (SHELLEY CALTAGIRONE: 415/558-6625)
940 GROVE STREET, north side between Steiner and Fillmore Streets. Assessor's Block 0798, Lot 010. **Request for Certificate of Appropriateness** to (1) modify the configuration and location of a new garage approved under HPC Motion No. 0147; (2) modify the location of window and door openings at the north and east facades previously approved; (3) replace windows at all facades with wood-framed, dual-glazed windows to match the historic configurations; (4) replace the historic wood siding at the north façade with a simplified board and trim pattern; (5) reinstall a window at the west gable end at the attic level to match the previous condition; and, (6) raise the height of the railing at the eastern roof deck previously approved to 42". Please note that many of the proposed changes have already been completed and that the applicant is requesting that the Commission legalize the work performed without the benefit of a permit. The subject property is a contributing building within the Alamo Square Historic District. The property is within a RH-3 (Residential, House, Three-Family) and 40-X Height and Bulk District.
(Proposed for Continuance indefinitely)

SPEAKERS: None
 ACTION: Continued Indefinitely
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Hasz
 ABSENT: Wolfram

E. CONSENT CALENDAR

7. [2013.0957A](#) (RICHARD SUCRE: 415/575-9108)
3101 20th ST, located at the southeast corner of Alabama and 20th Streets, Assessor's 4084, Lot 001. **Request for a Certificate of Appropriateness** for construction of a new rooftop stair penthouse to access a new roof deck (measuring approx. 32-ft by 16-ft), and installation of six new light fixtures on the exterior facades. The subject property is designated as Landmark No. 99, and is located within the UMU (Urban Mixed-Use) Zoning District and 45-X Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Approved with Conditions
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Hasz
 ABSENT: Wolfram
 MOTION: M-0215

E. REGULAR CALENDAR

8. [2013.0663A](#) (Eiliesh Tuffy: 415/) 333 DOLORES STREET, located between 16th and 17th Streets, Assessor's Block 3567, Lot 057. **Request for a Certificate of Appropriateness** to allow a time extension for three existing temporary classrooms structures to remain on the property for an additional 10.5 years. The three structures were authorized in 2003 for a period not to exceed 10 years from the date of issuance of the building permit. The building permit for the classrooms was issued on March 24, 2004. No change is proposed for the structures. The subject property is City Landmark No. 137 (The Notre Dame School) and located within a RM-1 (Residential, Mixed, Low-Density) Zoning District and 40-X Height and Bulk Limit.

Preliminary Recommendation: Approve with Conditions

PRESENTERS: Molly Huffman, Head of the School; Valerie [Faronin], Project Manager
SPEAKERS: None
ACTION: Approved with Conditions
AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Hasz
ABSENT: Wolfram
MOTION: M-0216

9. [2013.1337U](#) (MARY BROWN: 415/575-9074) 660 CALIFORNIA STREET – north side between Grant Avenue and Kearny Street; Assessor's Block 0241; Lot 011. **Consideration to adopt a Resolution** to recommend to the Board of Supervisors a change of designation of 660 California Street, historically known as Old St. Mary's Rectory, from an Article 11 Category V (Unrated) building to a Category III (Contributory) building pursuant to Section 1106 of the Planning Code.

Preliminary Recommendation: Adopt a Resolution Recommending Approval

PRESENTER: Christina Dicas, Architectural Historian from Page and Turnbull
SPEAKERS: + Edward Suharski, Fortress Properties Group – provided a brief TDR history of the Church's buildings and requested the HPC to approve the sale of the next TDR to generate money to maintain and preserve the building.
ACTION: Adopted a Recommendation for Approval
AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Hasz
ABSENT: Wolfram
RESOLUTION: R-719

ADJOURNMENT: 1:19 PM