

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, March 05, 2014
12:30 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HASZ AT 12:33 p.m.

STAFF IN ATTENDANCE: John Rahaim - Planning Director, Richard Sucre, Susan Parks, 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

SPEAKER(S): **Erving Zaritski**, Owner of 2845-47 Broderick Street voiced concerns on behalf of the neighbors against the renovation of an historical building at 2853-57 Broderick Street.

Stephen Antonaros, Architect of 2853-57 Broderick Street - stated that the project is under environment review for revisions taken place over time and that the neighbors has continuously appealed the project since 2010.

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Director Rahaim attended the annual dinner sponsored by the National Trust for Historic Preservation held in San Francisco this year. West Coast representatives of the Trust from Seattle, San Francisco and Los Angeles made short presentations on projects they are working on. He highlighted Anthony [VeerKamp's] report on saving the bridges that were slated for removal from previous plans.

Commissioner Johnck was interested in knowing the protocol for HPC attendance at ceremonies and various events such as the upcoming Bay View Opera House [Renovation Ground Breaking Ceremony].

President Hasz mentioned neighborhood meetings and Sunday Street Fairs could also be attended by Commissioners.

Preservation Coordinator Frye would work with President Hasz and Commission Secretary Ionin to make sure the HPC is kept abreast on dedications or special ceremonies associated with the HPC's mission.

2. Mr. Frye staff report and announcements:

- Action Items on the Advance Calendar include updates on Golden Gate Parkland Designation, draft Preservation Element for general discussion, and a discussion of local application for the Secretary of Interiors Standards would be on the April 16th HPC Calendar;
- reported on the SF History Exposition and the experience at the Old Mint could be incorporated to other outreach activities; and
- a Discretionary Review on 151 Liberty Street, heard by the HPC on 12/04/14, was filed by the adjacent neighbor.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hasz announced that the Realtor [Preservation] Training Program established with the California Preservation Foundation is set to launch soon. He would provide more details at the next HPC hearing.

4. Consideration of Adoption:

- [Draft Minutes for HPC February 19, 2014](#)

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

5. Commission Comments & Questions

- Disclosures - None
- Inquiries/Announcements.

Commissioner Pearlman was aware of past violations by the Project Sponsor of 2853-57 Broderick Street and wanted to make sure the environmental review is properly handled by the Planning Department. **Mr. Frye** would have a report for the HPC at the next hearing.

Commissioner Johns commented that the Planning Department booth staged at the History Exposition received a lot of interest and thought it was a job well done.

- Future Meetings/Agendas

Mr. Ionin advised that the Rules and Regulations is the only item scheduled for the March 19th HPC Advance Calendar and he suggested to tentatively cancel it unless something urgent comes up. The Commissioners expressed consensus to cancel the meeting.

D. REGULAR CALENDAR

6. [2013.0408A](#) (RICH SUCRE: 415/575-9108)
354-356 SAN CARLOS STREET, located on the west side of San Carlos Street between 20th and 21st Streets, Assessor's 3609, Lot 093. **Request for a Certificate of Appropriateness** to raise the existing building by 18-inches, remove a rear staircase, construct a one-story horizontal addition with a second-story rear deck, and restoration of the exterior façade. The subject property is a contributor to the Liberty-Hill Landmark District, and is located within the RTO-M (Residential, Transit-Oriented—Mission Neighborhood) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

PRESENTER: Stephen Antonaros - Project Description
 SPEAKER(S): None
 ACTION: Approved with Conditions
 AYES: Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz
 ABSENT: Hyland
 MOTION: M-0225

7. [2013.1593L](#) (SUSAN PARKS: 415/575-9101)
2 HENRY ADAMS STREET, bound by Division, Henry Adams, Alameda, and Vermont Streets Street; Assessor's Block 3910; Lot 001. **Consideration to adopt a Resolution** to recommend to the Board of Supervisors designation of 2 Henry Adams Street, historically known as the Dunham, Carrigan, & Hayden Building, as an Article 10 Landmark pursuant to Section 1004.1 of the Planning Code at the request of the property owner. The HPC initiated landmark designation of the subject building on January 15, 2014. Further consideration by the Board of Supervisors will occur at a future public hearing and will be noticed separately for a future date.

Preliminary Recommendation: Adopt a Recommendation for Approval

PRESENTER: + Larry Badiner - Project Description;
+ Sean Murphy, Bay West Development - Showplace Square
SPEAKER(S): - Rafat Shaheen - contraction forcing businesses out of SF;
= Etta James - ADA accessibility;
- David Dixon, Owner of a showroom in Showplace Square - relocation concern;
- Jennifer Davidson, SF Resident and Interior Designer - conversion to office of a valuable resource will be damaging.
ACTION: Adopted a Recommendation for Approval with Amendments including: a publicly accessible interpretive display; and change ~~appears~~ meets in Numeral Six.
AYES: Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz
ABSENT: Hyland
RESOLUTION: R-732

ADJOURNMENT: 1:32 PM