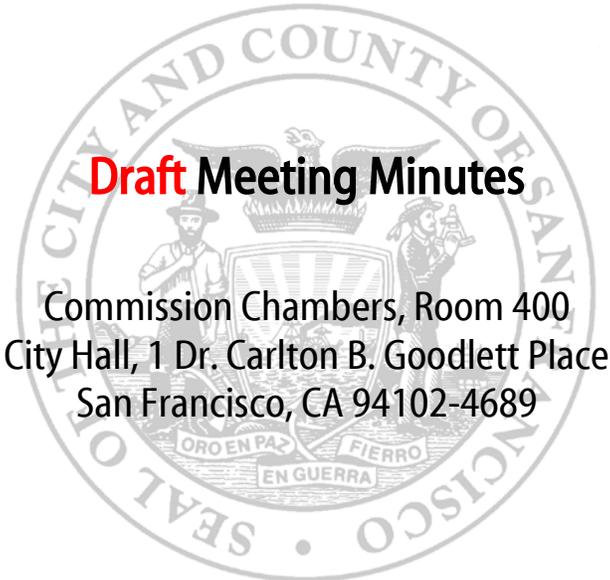


# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Draft Meeting Minutes

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

**Wednesday, May 21, 2014**  
**12:30 p.m.**  
**Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HASZ AT 12:40 p.m.

### STAFF IN ATTENDANCE:

Richard Sucre, Shelley Caltagironi, 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): **Desiree Smith**, SF Heritage - Community Meeting on June 7th on SF Historic Latino Context Statement at the City College of San Francisco, Mission Campus Auditorium.

## B. DEPARTMENT MATTERS

1. [Director's Announcements](#)
2. Review of Past Events at the Planning Commission, Staff Report and Announcements

### Preservation Coordinator Frye:

- On May 8<sup>th</sup> at the Planning Commission (CPC) hearing, Planning Department provided an update in the implementation efforts on the Mayor's Executive Directive on Housing that included priority processing, dwelling units merger, removing illegal dwelling units, and being an active participant in the Mayor's larger working group that makes recommendations for ways to increase housing production, especially affordable housing;
- At its last hearing the CPC certified the 1634-90 Pine Street Environmental Impact Report, adopted CEQA findings and approved the project that demolishes the five buildings identified as eligible district associated with the early auto uses along Van Ness Avenue. The project proposed to retain three facades out of the five buildings, but the CPC recommended the alternative design, where the historic façade closest to Van Ness Avenue be removed as they didn't see that façade successfully integrated in the overall design.

## C. COMMISSION MATTERS

3. President's Report and Announcements - None
4. Consideration of Adoption:
  - [Draft Minutes for April 16, 2014](#)

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

5. Commission Comments & Questions
  - [Disclosures](#) - None
  - [Inquiries/Announcements](#)

**Commissioner Matsuda** asked 1) if there is a local ordinance that would require a plaque for landmarked buildings and 2) the status of Mel's Drive-In. **Mr. Frye** responded that there is no requirement in the ordinance once a property is locally designated. However, last Fall the Department commissioned a graphic designer to design several plaque options for landmark buildings. He would bring and share the designs with the HPC; and he could find out what is being proposed for

Mel's Drive-In. **Commissioner Matsuda** would like to get staff's recommendation on how to institutionalize a format once a landmark is designated that a plaque be assigned.

**Commissioner Johnck** noted the pending sale of the Concordia Argonaut Club on Van Ness Avenue and would like to get on public record notice to potential buyer that this building is a historic resource. She would like staff to provide a status report.

- Future Meetings/Agendas - None

#### D. REGULAR CALENDAR

6. [2013.0917H](#) (L. YEGAZU: (415) 575-9076)  
 648-650 HOWARD STREET, North of Howard Street, between 3rd and New Montgomery Streets. Assessor's Block 3722, Lot 024 - **Request for a Major Permit to Alter** for exterior alterations of a single story structure including introduction of a new cladding material on the primary façade (Howard Street), provide additional glazing at the storefront level and will replace the existing wall and projecting signs with new signage.

The subject building is a Category V (Unrated) building under Article 11 of the Planning code and is within the New Montgomery-Mission-Second Street Conservation District. Constructed in 1923, the structure at 650 Howard Street is a single-story, reinforced-concrete commercial structure with a flat roof that is designed by architect A. H. Knoll. The property is located within the Downtown Office – Special Development (C-3-O-SD) and 350-S Height and Bulk District.

(Continued from May 7, 2014)

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: None  
 ACTION: Approved with Conditions  
 AYES: Hyland, Johnck, Matsuda, Pearlman, Wolfram, Hasz  
 ABSENT: Johns  
 MOTION NO: M-0229

7. (T. FRYE: (415) 575-6822)  
 DESIGN GUIDELINES WORKSHOP AND DISCUSSION, Vincent L. Michael, Ph.D. will present on the **Secretary of the Interior's Standards** and facilitate a discussion on design guidelines for historic properties in San Francisco. This workshop and discussion will be the first of several opportunities to participate and provide feedback to the Planning Department on the development of *Design Guidelines for Historic Structures & Districts* and the application of the Secretary of the Interior's Standards at the local level.

*Preliminary Recommendation: None - Informational*

PRESENTER: Vince Michael -Secretary of the Interior's Standards training presentation  
 SPEAKERS:  
 = Supervisor Scott Wiener - thanked the HPC for doing this and looked forward to the process;

- = Raymond Zoblatue - evolution of the guideline interpretations;
- = Dennis Antenore - Internal features, relative importance of the historic use vs scale;
- = Karen Pason - false historicism vs scale;
- = Skeeter Jones - historic buildings which have lost their architectural integrity;
- = Dennis Antenore - transfer of developmental rights (TDR);
- = Bruce Bonnaker - TDR;
- = Gale Bash - the Department preventing owners from restoring their homes to the context of the neighborhood;
- = Jim Morshal, Victorian Alliance on the Historic Preservation Committee - adopt a supportive posture that reaches out to small homeowners who has good intent to restore and preserve their homes;
- = Jim Hass, City Hall Preservation Commission - the Standards needs to be looked at in a broad way that works for San Francisco and the goal should be to free things up so people have a choice and be told that they can't do something.

ACTION: None - Training on the Secretary of the Interior's Standards

ADJOURNMENT: 3:12 PM