

# 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, June 18, 2014**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Hasz, Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT HASZ AT 12:36 p.m.**

**STAFF IN ATTENDANCE:**

Allison Vanderslice, Kelly Wong, Steve Wertheim, 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):** Jackie Kneeler and Beverly Upton, Executive Director of Domestic Violence Consortium, both residents of the R.L. Golderg Building located at Oak and Gough - sought HPC's consideration to add the Golderg Building to the HPC Landmark Designations Work Program. The building is currently under the Ellis Act.

**B. DEPARTMENT MATTERS**1. [Director's Announcements](#)

**Preservation Coordinator Frye**, on behalf of Director Rahaim, announced Planning Commissioner Gwyneth Borden has been nominated to the SFMTA Board of Directors.

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

**Mr. Frye** made a couple of formal comments:

- The proposed designation of 2 Henry Adams, sponsored by Supervisor Cohen, was heard on June 16th at the Land Use Committee. Nearly 20 members of the public and tenants spoke and commented in favor or in opposition on the PDR conversion to new office use; however, the majority of the speakers were in favor for the proposed landmark designation. Supervisor Cohen's question was geared toward the use of PDR. At the end of the testimony, the Committee felt more discussion was needed between the owner and the existing tenants, and decided to continue the item to their July 7<sup>th</sup> hearing;
- Planning staff visited the Doelger Building and would revisit the site again the coming week to review a mock-up for the stucco repair and replacement work. The rehabilitation of the building was moving along and the scheduled completion date will be the end of July. Staff will bring back photographs from the visit to the HPC.

**Commissioner Hyland** asked about the nature of the people who spoke [on 2 Henry Adams] in opposition to the PDR or the landmark. **Mr. Frye** responded that all the comments were directed to the loss of PDR space and several other comments acknowledged the building is worth protection for its esthetic and historic characters.

**Commissioner Pearlman** asked about the lively event [about PDR] at the Planning Commission hearing last week. **Mr. Frye** responded that today's agenda on the PDR discussion item by Steve Wertheim could generate a similar dialog. He would report HPC's comments to the Planning Commission.

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements - None

## 4. Consideration of Adoption:

- [Draft Minutes for ARC June 4, 2014](#)

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

- [Draft Minutes for HPC June 4, 2014](#)

SPEAKERS: None

**ACTION:** Adopt as corrected to included 1) Commissioner Johns' request for City Attorney's advice on the effect of the Commission taking action base upon untrue statement and could the Commission have the power to reverse its prior determination; and 2) Commissioner Wolfram's recommendation to add "It was reported that Commission Kathrin Moore, said she was upset..." on Page 2, under Item 5.

**AYES:** Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

5. Commission Comments & Questions

- Disclosures

**Commissioners Matsuda, Wolfram, and Pearlman** each had telephone communication with Mr. Frattin on 350 Bush Street.

**Commission Hyland** disclosed his firm, The Architectural Resource Group, had authored the draft of Preservation Elements in 2008. The contract was over and closed. He had no involvement with it and could participate in today's discussion.

- Inquiries/Announcements

**Commissioner Matsuda** inquired to see if the RL Goldberg Building could be placed on the HPC Landmark Designations Work Program. **Mr. Frye** responded that the Department had not the opportunity to review the applicant's report. He would look further into it and bring back more detail to the HPC at a future date. He would be happy to add it to the Work Program if the HPC decided to do so. **Commissioners Wolfram and Pearlman** approved and supported Commissioner Matsuda's suggestion on the Goldberg Building.

**Commissioner Hyland** recognized the people who were involved in the Castro Street Widening Project which went well and ahead of schedule - they were Nicholas Perry, City Planning Leadership; Supervisor Wiener; John Dennis, DPW; and the [Gelade] Brothers, Contractor.

- Future Meetings/Agendas - None

**D. REGULAR CALENDAR**

6. [2014.0794A](#) (A. VANDERSLICE: (415) 575-9075)  
**LIGHTRAIL** – an art installation located along Market Street between The Embarcadero and Van Ness Avenue – **Request for a Certificate of Appropriateness** for the installation of 83 utility boxes on the Path of Gold Light Standards, San Francisco Landmark No. 200, to control and power the LightRail installation, which will remain through 2018. The installation consists of LED light tubes suspended from the MUNI overhead catenary system.

*Preliminary Recommendation: Approve with Conditions*

**PRESENTERS:** Ben Davis, CEO and Founder of Illuminate the Arts - Project presentation; Brady Nadel - Senior Project Manager for Parson Brinkerhoff - Project design.  
**SPEAKERS:** None  
**ACTION:** Approved with Conditions as amended, striking all references to equipment boxes attached to the poles (Path of Gold light standards); adding the following conditions: 1) No boxes shall be mounted to the poles; 2) Only one 3/4" hole shall be drilled; 3) The hole shall be located as close to the catenary as physically possible; and 4) The SFMTA shall comment on the repair and maintenance of the finish.  
**AYES:** Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz  
**MOTION:** M-0231

7. [2000.0514A](#) (K. WONG: (415) 575-9100)  
350 BUSH STREET – north side of Bush Street between Montgomery Street and Kearny Street, Assessor's Block 0269, Lot 028. **Request for Review and Comment** in accordance with the Conditions of Approval associated with Planning Commission Motion No. 16277 for the proposed project to the historic Mining Exchange Building. The proposed project includes the restoration of the historic building exterior and interior. Specifically, the scope includes restoration of existing exterior terra cotta and granite cladding, and steel windows, replacement of existing metal roof and skylights, reproduction of missing architectural roof elements, installation of new compatible exterior doors and the restoration of the existing interior decorative plaster ceilings and walls, and laylights, installation of new flooring, and treatment of new interior columns. The subject property is designated as San Francisco City Landmark No. 113 and is located within the 250-S Height & Bulk District.  
*Preliminary Recommendation: The Historic Preservation Commission may provide comments to the Planning Director regarding the projects' impact on the historic building.*

**PRESENTER:** John Herr, Lincoln Property Company - Project presentation; Jeff Heller, Heller Architect - Project details; Eliza Skaggs, Preservation Architect from Page and Turnbull - Preservation presentation; Dan Frattin, Rubin, Junius and Rose - responded to question.  
**SPEAKERS:** None  
**ACTION:** Adopted a Resolution with comments to the Director to include: 1) Storage and cataloging plan; 2) Construction schedule; 3) Columns - distinguishable, compatible and quiet; and 4) Public Signage.  
**AYES:** Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz  
**RESOLUTION:** R-734

8. [2000.0630M](#) (S. CALTAGIRONE: (415) 558-6625)  
DRAFT PRESERVATION ELEMENT: OBJECTIVES 1-3 – **Request for Review and Comment** on Objectives 1-3 of the Draft Preservation Element. The Historic Preservation Commission will be holding a series of three (3) public hearings in Summer 2014 to review a new Draft Preservation Element. The Preservation Element will become part of the City's General Plan. The document's objectives and policies address the importance of preserving historic resources as essential to maintaining the character of San Francisco. This first hearing will

focus on Objectives 1-3 of the Draft Element. Subsequent hearings will be held to discuss Objectives 4-9. Please note that the hearings will be followed by a public Open House in September that will provide additional opportunities to provide input on the document. The Department will also present the document to community stakeholders during a rigorous public outreach campaign in Winter 2014. The document will be revised based on public feedback. A final draft will be prepared for environmental review pursuant to CEQA. At the conclusion of the environmental review, the final policy document will be presented for endorsement by the Historic Preservation Commission and the Planning Commission. Adoption by the Board of Supervisors is expected to take place in 2015. Please follow our progress and learn about upcoming events on our website at: <http://www.sf-planning.org/preservationelement>.

*Preliminary Recommendation: The Historic Preservation Commission will consider Objectives 1-3 of the Draft Preservation Element and may provide oral comments or may direct staff to prepare written comments.*

**SPEAKERS:**     On Objective 1

= Dr. Raymond Soblatne, Resident near the Alamo Historic District - Not to eliminate Objective 1.3 without integrating the policy that identifies linkages/continuity of sites/buildings/objects; doing so might lose some cultural elements and under-presented areas;

= Jim Worshel, Member of the Victorian Alliance Preservation Committee - Leave in and expand Objective 1.3 to include contributors to the overall significance of the historic district;

= Desiree Smith, SF Heritage - Commented and offered suggestions to Objectives 1 and 2.

On Objective 2

+ Jim Worshel, Victorian Alliance - Responded to the comments of the Commissioners;

= Dr. Raymond Soblatne, Resident - Responded to the deletion of 2.5 and urged the HPC to pay attention to the interiors.

On Objective 3

= Dr. Raymond Soblatne, Resident - Commented on archaeological preservation.

**ACTION:**       Reviewed and Commented

Item 9 was called out of order before Item 8.

9.

(S. WERTHEIM: (415) 558-6162)

**PRODUCTION, DISTRIBUTION, AND REPAIR IN SAN FRANCISCO - Informational Presentation**  
on the state of Production, Distribution, and Repair (PDR) uses in San Francisco, including the types and locations of PDR jobs, their economic and demographic characteristics, and the strengths, weaknesses, opportunities, and threats to this sector.

*Preliminary Recommendation: None – Informational*

**SPEAKERS:**     None

**ACTION:**       None - Informational

10. (J. IONIN: (415) 558-6309)  
[HISTORIC PRESERVATION COMMISSION RULES & REGULATIONS](#) – **Consideration of proposed amendments** to the Commission Rules and Regulations.  
(Continued from April 2, 16, and June 4, 2014)  
*Preliminary Recommendation: Adoption*

SPEAKERS: None  
ACTION: Continued to August 6, 2014  
AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

**ADJOURNMENT: 4:27 PM**