

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, July 16, 2014
12:30 p.m.
Regular Meeting**

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

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT WOLFRAM AT 12:45 p.m.

STAFF IN ATTENDANCE:

Shelley Caltagirone, Jonathan Lammers, Jeff Joslin – Director of Current Planning, Tina Tam - Senior Preservation Planner, and Christine Lamorena – Acting 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, resident of R.L. Goldberg Building - urged the HPC to consider adding the Goldberg Building to their Landmark Designation Work Program.

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Director of Current Planning Jeff Joslin, on behalf of Planning Director Rahaim, noted that the Director's Report was included in the Commission packets and had no further announcement.

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

Senior Preservation Planner Tina Tam reported:

- 2 Henry Adams (aka the Denim Carrageen and Hayden Building) was continued by Supervisor Malia Cohen at the Land Use Committee hearing to July 7th in order to provide time for more discussion between the owner and the tenants. At that hearing, the Project Sponsor provided information regarding commercial tenancy. Supervisor Cohen expressed concerns and questioned the incentives for PDR conversions, the impacts on existing tenants, and PDR spaces. She moved to table the landmark designation for 2 Henry Adams. The HPC had previously adopted a resolution on March 5, 2014 recommending landmark designation of the building.
- On July 10, 2014 the Planning Commission (CPC) heard and voted Not to Take DR on a request filed by the adjacent neighbor of 151-153 Liberty Street. The HPC had granted a Certificate of Appropriateness on December 14, 2013 for horizontal and vertical additions, new garage and entry on the property.
- Ms. Tam introduced and welcomed the interns of the Planning Department 2014 Summer Internship Program who were in the audience. Each of the 19 interns paired with a planner will be working in the Department for 12 weeks on projects ranging from Transporting Planning, Air Quality Management, Public Open Spaces, Pavement to Parks, Living Alleys, Green Roofs, Bird Safe Buildings, Invest in Neighborhood, Inner Mission, Bernal Heights Neighborhood Study, Civic Center Cultural Landscape Survey, Commercial Storefront Survey, and the African American Context Statement. The interns would present their work products in a week-long noon-time presentation towards the end of the program. The African-American Context Statement, which started before the program would be presented on July 21st, at noon, at the Planning Department. **Mr. Joslin** acknowledged Ms. Tam's role in orchestrating and administering the Program for its expansion, interest, and success. The Program has been incredibly productivity for the Department, as well as for the interns.

3. [Landmark Designation Work Program Report](#)

Commissioner Pearlman requested an estimate for the amount of time it takes to bring completed landmark reports to the HPC for designation. **Planner Brown** responded that several reports are in a holding pattern because of the need of owners' support and their time to work on certain issues. She would discuss this on a staff level on projecting a more realistic time to the HPC. **Commissioner Hyland** asked about the one FTE specified in the Work Program and requested on a follow-up on whether or not HPC would get a single person dedicated to Work Program. **Vice President Wolfram** requested **Preservation Coordinator Tim Frye** to provide a report next time.

C. COMMISSION MATTERS4. President's Report and Announcements - **None**

5. Consideration of Adoption:

- [Draft Minutes for HPC June 18, 2014](#)

SPEAKERS: None

ACTION: Adopted as corrected to change on Page 3 ~~to~~ Glade Ghilotti Brothers; and on Page 3, check on tape "the majority in favor for the proposed landmark designation".

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

ABSENT: Hasz

6. Commission Comments & Questions

- [Disclosures](#)

Commissioner Hyland disclosed that he could participate in the Preservation Element discussion since the draft Preservation Element prepared by his firm was completed.

- [Inquiries/Announcements](#)

Commissioner Pearlman brought up the 2 Henry Adams PDR conversion issue suggesting a loophole in the Planning Code. The intent of Planning Code Section 803.9 on Commercial Uses in Mixed-Use Districts is to protect and preserve historic buildings. Quoting from the Code, "Prior to the issuance of any necessary permits the Zoning Administrator (ZA) determines that allowing the use will enhance the feasibility of preserving the contributory buildings or landmark buildings", he stated there are no criteria or guidance for the ZA in this section on how he determines the feasibility issue. It allows the ZA a lot of power to make a decision on converting these buildings, to allow them to come forward to the HPC to make that decision on whether the building should be landmarked, or meets the criteria of converting the building. The reason for PDR conversions at 660 3rd Street, 665 3rd Street and 2 Henry Adams was economic. They were not generating enough income to allow the owner to maintain or preserve the building. But that was not true. To protect the City, the Planning Commission and the HPC when making these conversion decisions, the right information and legitimate criteria should be presented to prove that it is a necessity. He recommended the Department take the time to make sure this is not a loophole, but actual criteria.

Commissioner Hyland announced that Julia Morgan was awarded the American Institute of Architects' Gold Medal. That made her the first woman to receive the award. She was also the first woman to graduate from Beaux Arts, and the first woman licensed as an architect in the state of California.

- Future Meetings/Agendas

Commissioner Wolfram requested staff to calendar a discussion on the broader issue of Section 803.9 of the Planning code to clarify how the ZA makes decisions about PDR buildings conversion.

Commissioner Johnck followed up on a request made a couple of months ago on a historic resource evaluation by staff on the Concordia Argonaut Building.

D. REGULAR CALENDAR

7. [2000.0630M](#) (S. CALTAGIRONE: (415) 558-6625)
DRAFT PRESERVATION ELEMENT: OBJECTIVES 4-6 - Request for Review and Comment on Objectives 4-6 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 second hearing will focus on Objectives 4-6 of the Draft Element. A subsequent hearing will be held to discuss Objectives 7-9. 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 City 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>

(Continued from June 18, 2014 HPC hearing)

Preliminary Recommendation: Consider Objectives 4-6 of the Draft Preservation Element and provide oral comments or direct staff to prepare written comments.

SPEAKERS: On Objective 4

= Mike Buhler, SF Architectural Heritage - local interpretation conforming/consistent with the Secretary of Interiors Standards; the Planning Department to coordination with other agencies and groups in adopting the ADA and Life Safety Guidance; acknowledge social heritage resources;

+ Jim Worshel, SF Victorian Alliance Historic Preservation Committee - include feasible ways that would encourage individual homeowners passionate to restoration but are under the challenges of the Standards; the possibility for new construction to achieve compatibility by sympathetic but differentiated historical resources.

On Objective 5

= Mike Buhler, SF Architectural Heritage - add a policy to address current planning; add a policy to adopt procedure for post-earthquake building

evaluation for historic resources; modify Policy 5.5 to include cultural and social heritage resources.

On Objective 6

= Richard Zelman, Chapter Member of the Victorian Alliance - emphasis on restoration than preservation in the City's historic resources;

= Mike Buhler, SF Architectural Heritage - incorporate financial, regulatory, or process driven incentives into the implementation measures; a broader concept of historic resources that encompasses architectural, cultural and social heritage resources.

= Jim Worshel, Victorian Alliance - include incentives to ensure restoration to occur in the community.

ACTION: Reviewed and Commented

8. [2014.0860U](#) (J. LAMMERS: (415) 575-9093)
1772 VALLEJO STREET (BURR HOUSE) – north side between Franklin and Gough Streets, in Assessor's Block 0552, Lot 029 – **Request for Review and Comment** on the nomination of the property to the National Register of Historic Places. The subject property is located within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt a Resolution in support of the nomination to the National Register.

SPEAKERS: None

ACTION: Adopted a Resolution in support of the nomination and recommended 1) the cottage be further reviewed under Criterion A; 2) the 3rd floor interior be considered in the significance section.

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

ABSENT: Hasz

RESOLUTION: R-735

ADJOURNMENT: 2:24 PM