

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, August 6, 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 12:35 p.m.

STAFF IN ATTENDANCE:

Kelly Wong, Shelley Caltagirone, Alexandra Kirby, John Rahaim – Director of Planning, 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): **Beverly Upton**, Director of SF Domestic Violence Consortium spoke as Resident of the Goldberg Building - 10% of Jennifer George's (Goldberg's granddaughter) book signing and trunk show proceeds at the Goldberg Building would go towards the feasibility study of the historic status of the building.

Jackie Kneeler, Resident of the Goldberg Building - with their on-going efforts, they also received news coverage from the Chronicle, library and support from landmark community to landmark portions of the second floor interior of the building.

B. DEPARTMENT MATTERS

1. [Director's Announcements](#)

Planning Director Rahaim - The Residential Pipeline Report in the Director's Report that the Department has been tracking, both the number of units in the pipeline and those built and those entitled, came as a result of legislation, requests from the community and from the Board of Supervisors. The Department would update this information based on the numbers the Department of Building Inspection provides on a quarterly basis. This would be an ongoing report in the Director's Report from here on in.

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

Preservation Coordinator Frye reported:

- Supervisor Cohen's legislation on interim controls for office conversion in landmark buildings in PDR Districts went into effect on July 15th. Supervisor Cohen also introduced legislation on July 29th to amend the Planning Code to place vertical controls on office conversion in landmark buildings in PDR Districts, meaning that new controls will dictate how many floors within the building can actually be converted to office, a slightly stricter control. Staff would calendar the proposed code amendments for the HPC to review and comment prior to the Board of Supervisor's hearing. HPC's request to discuss Planning Code Section 803.9 would be at that same time.
- The Renoir Hotel that the HPC approved for a Major Permit to Alter for rehabilitation for tax credit was damaged in a fire. The finishes within the lobby appeared to be okay and staff would update the HPC on any additional repairs.
- Sr. Preservation Planner Tina Tam and Mr. Frye attended the Historic Preservation Fund Committee monthly meeting where representatives from the California Office of Historic Preservation discussed historic context statements, surveys, and the methodology behind the documents and data collection. The discussion was requested from the Fund Committee a couple of years ago because of a discrepancy between staff's recommendations and what the HPC Commission adopted for the Mission Dolores Survey. The Fund Committee wanted to get a better understanding of how the city agencies reviewed survey findings and how to improve coordination in the future. Mr. Frye would let the HPC know if there are any action items from that discussion.
- Status report of staff allocation for Landmark Designations Work Program in the Budget would be calendar in the August 20th HPC hearing.
- Mr. Frye attended the National Alliance of Preservation Commission Forum and highlighted several topics: how to produce surveys efficiently; how to recognize and expand social and cultural heritage at the local, state and federal levels; attended a training at the National Park Service on Federal Rehabilitation Tax Credit Program on

how to promote and facilitate the use of tax credit at a time when the state is on the verge of adopting a state historic tax credit.

- Mr. Frye announced Kelly Wong, planner from the NE Team, accepted a position as a preservation enforcement planner on the Code Enforcement Team. Her responsibilities include providing applicants with more technical services and expertise in achieving the conditions of approval.
- Once the property owners and tenants are notified, the Goldberg Building, along with two other buildings, requested for landmark designation by the public, will be brought to the August 20th HPC hearing for discussion of information received to date to whether or not they should be included on the work program.

President Hasz asked when Supervisor Cohen's proposed amendment of the Planning Code would be coming to the HPC. **Mr. Frye** responded the BOS is in recess. It might be in September.

Commissioner Johnck asked about the meeting with the Historic Fund Committee and the discrepancy of staff's evaluation. **Mr. Frye** responded that the Mission Dolores Neighborhood Association (MDNA) commissioned a survey of the Mission Dolores neighborhood. Staff raised concerns about the number of non-contributors that were included in the district. Staff also thought based on the themes identified in the historic context statement, that there might be several districts rather than one large encompassing district. That was something staff brought to the HPC at that time a number of years ago. There was some disagreement about what the district boundaries should be and what the appropriate ratio of contributors to non-contributors. Ultimately the Office of Historic Preservation didn't agree with either side, but said more work should be done because there was clearly something of significance there. At this time, the community has hired Katherine Petrin to complete a National Register Nomination that will thoroughly evaluate where the district boundaries lie, justifying those boundaries but also the ratio of contributors and non-contributors. Staff hopes at that time there would be more solid footing to provide a positive recommendation.

President Hasz asked about Kelly's new position and the title for the position. **Mr. Frye** responded that she will still be considered a Historic Preservation Technical Specialist, but her job duties and expertise will lie solely with the Code Enforcement and Zoning Team. She will be working on Code Enforcement issues. **President Hasz** also asked about the new condition of approval stating that staff would confirm before occupancy and whether Kelly would handle that capacity. **Mr. Frye** responded that the Department has not gotten to that point. That is usually when the planners are out there coordinating with DBI before the occupancy is issued. The Department occasionally does it, but that usually happens with much larger projects that have a long list of conditions of approval. The Department is open to doing that and Mr. Frye thought that a bigger conversation with DBI is needed for that to occur. Department planners have done site visits on an as-needed basis for Conditions of Approval of any Certificates of Appropriateness for some time now. It makes sense for Kelly to accompany planners for those visits to make sure the conditions are completed accordingly.

C. COMMISSION MATTERS

3. President's Report and Announcements

President Hasz reported that the first Realtor Training Program sponsored by Pacific Union went well. The first group of 50 was sold out the first day. 100 more realtors would participate in two more training sessions.

4. Consideration of Adoption:

- [Draft Minutes for ARC July 16, 2014](#)

SPEAKERS: None

ACTION: Adopted

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

- [Draft Minutes for HPC July 16, 2014](#)

SPEAKERS: None

ACTION: Adopted as corrected, on Page 2, to change the ~~Carrageen-Hayden~~ to Dunham, Carrigan & Haden Building; and on Disclosure, to amend prepared by his firm Architectural Resources Group.

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

5. Commission Comments & Questions

- Disclosures - None
- Inquiries/Announcements

Commissioner Johns announced that **Commission Johnck** taught a class at the University of California, Berkeley, on the history, development, and restoration of salt ponds and has written an extraordinary article on the history and the development of salt and salt production in the San Francisco Bay that explained the movers and shakers and the historic events in Alaska and Nevada that precipitated the development. He recommended the article to anybody who's interested. **Commission Johnck** would be happy to send the California History Summer Issue around.

- Future Meetings/Agendas

Commissioner Johnck noted there are no items scheduled on September 3rd and requested the HPC to consider a cancelation. **President Hasz** suggested to take the matter up at the next meeting and to get an update from staff.

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

6. 2014.0048H

(K. WONG: 415/575-9100)

50 FELL STREET – north side of Fell Street between Polk Street and Van Ness Avenue, Assessor's Block 0814, Lot 010. **Request for a Major Permit to Alter** for the exterior alteration of the historic property. The proposed project includes the insertion of two new door openings and installation of a new stair and accessible ramp, installation of a new gate at the site wall, and redesign of the existing courtyard into a playground. Constructed in 1931 in the Mission Revival style, 50 Fell Street (historically known as the Viavi Building) is an L-plan building consisting of a two-story brick wing on the east and three-story reinforced concrete wing to the north. The subject property is designated as a Category 1 – Significant Building under Article 11 of the Planning Code.

(Proposed for Continuance to August 20, 2014)

Recommendation: Approve with Conditions

SPEAKERS: None
 ACTION: Continued to August 20, 2014
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

7. (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, June 4, and 18, 2014)
(Proposed for Continuance to August 20, 2014)
Preliminary Recommendation: Adoption

SPEAKERS: None
 ACTION: Continued to August 20, 2014
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

F. REGULAR CALENDAR

8. [2014.0359A](#) (S. CALTAGIRONE: (415) 558-6625)
201 BUCHANAN STREET, located on the west side between Laussat and Waller streets. Assessor's Block 0858, Lot 002. **Request for Certificate of Appropriateness** to construct a concrete stair and trash bin storage area at the southwest corner of the property and modify the non-historic sunroom attached at the rear wall of the historic residence. The stair construction will include cutting an opening in the existing concrete retaining wall, removing a 3-foot-wide section of the historic iron railing, and installing a new gate and safety railings along the top of the new stairwell. Modification of the non-historic sunroom will include replacing windows and skylights. The sunroom is not visible from the public rights-of-way. The subject property is Landmark No. 47 – Nightingale House, and is located within a RTO (Residential Transit-Oriented) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Approve with Conditions

PRESENTER: Jason Stein, Owner - gave an update of the project
 SPEAKERS: + Jim Worshel, SF Victorian Alliance Preservation Committee - support the changes proposed;

- Neil Murray, Neighbor - not to cut the 132 years old concrete wall structure for trash cans purpose.

ACTION: Approved with Conditions
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz
 MOTION: M-0232

9. [2014.0424A](#) (A. KIRBY: (415) 575-9133)
2319 WEBSTER STREET - located on the west side of Webster between Jackson and Washington streets, Assessor's Block 0605, Lot 003. **Request for a Certificate of Appropriateness** to insert a garage entrance at the primary facade, construct a one-story horizontal rear addition below an existing overhang, excavate a new basement level, and construct a second-story deck on the existing roof at the rear of the property. The subject property is a contributor to the Webster Street Landmark District, and is located within a RH-2 (Residential - House, Two Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

PRESENTER: Virginia Manichon, EAG Studio - presented the project
 SPEAKERS: None
 ACTION: Approved with Conditions as amended to require a second submittal of plans, post final engineering; and the garage door painted to match the color of the house.
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz
 MOTION: M-0233

10. [2014.0425A](#) (A. KIRBY: (415) 575-9133)
981 GROVE STREET, located on the south side of Grove between Steiner and Fillmore streets, Assessor's Block 0803, Lot 006. **Request for a Certificate of Appropriateness** to construct a vertical addition, construct a one-story horizontal rear addition, reconstruct the garage entrance at the primary facade, excavate a below-grade addition, and reconstruct the entry stair. The subject property is a contributor to the Alamo Square Landmark District, and is located within a RH-2 (Residential - House, Two Family) Zoning District and 40-X Height and Bulk Limit.
Preliminary Recommendation: Approve with Conditions

PRESENTERS: Tim Crudo, Owner - gave a brief history of the house; Phoebe Lam, William Duff Architects - presented the project
 SPEAKERS: -Erinne Morse, Adjacent Neighbor at 720 Steiner Street - opposed the addition of a story which blocks view and natural light;
 -Frances Campra, Resident of 718 Steiner Street - opposed because of sunlight and sky;
 -John Morris, Resident of 720 Steiner Street - the increased height would change the atmosphere of his home;
 +Jim Worshel, SF Victorian Alliance Historic Preservation Committee - thanked the HPC for their creativity, vision and good interpretation of the Secretary of Interiors Standards regarding the staircase and the driveway of the property.

ACTION: Approved with Conditions as modified to allow for the widening of the driveway with a landscaped area by jogging the stair as far east as possible, without impacting the existing cherry tree.

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

MOTION: M-0234

ADJOURNMENT: **2:24 PM**