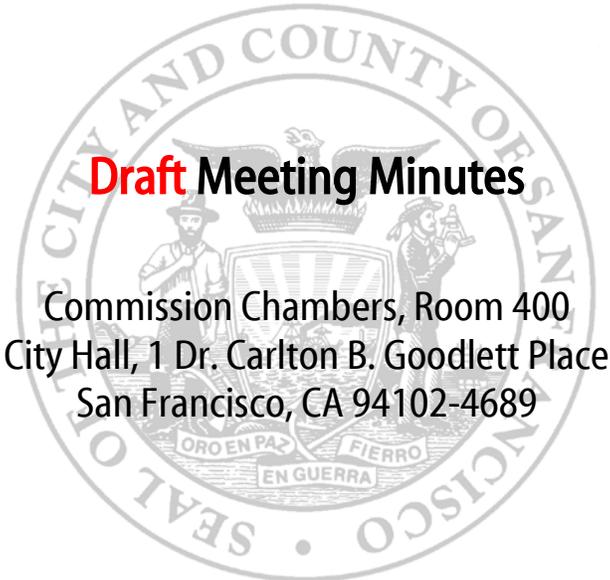


SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



Draft Meeting Minutes

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

Wednesday, August 20, 2014

11:30 a.m.

ARCHITECTURAL REVIEW COMMITTEE Regular Meeting

COMMISSIONERS PRESENT: Hyland, Pearlman, Wolfram

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER WOLFRAM AT 11:30 AM

STAFF IN ATTENDANCE: Rich Sucre, Tim Frye - Preservation Coordinator, 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.

ARCHITECTURAL REVIEW COMMITTEE

ROLL CALL:	Member:	Aaron Jon Hyland
	Member:	Jonathan Pearlman
	Members:	Andrew Wolfram
	Ex-Officio:	Karl Hasz

1. [2013.0321AEX](#) (R. SUCRE: (415) 575-9108)
901 TENNESSEE STREET, located on the southeast corner of 20th and Tennessee Streets, Assessor's Block 4108, Lot 017 - **Request for Review and Comment** by the Architectural Review Committee regarding the proposal to demolish the existing one-story, non-contributing industrial building, and construct a new, four-story-with-basement, residential building (approximately 42,400 sq ft) with 44 dwelling units and 33 below-grade, off-street parking spaces. Currently, the project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA). The project site is located within the Dogpatch Landmark District, which is designated in Appendix L of Article 10 of the San Francisco Planning Code, and is also located in the UMU (Urban Mixed-Use) Zoning District and 40-X Height and Bulk District.

PRESENTER: Mike Pitler, Developer and Architect from Dwellwell Group
SPEAKERS: None

The Commissioners generally agreed with the staff recommendation. They primarily focused and commented on the 20th Street façade of the proposed building for review and comment:

Pearlman

- The 20th Street facade doesn't read as a residential style design because the scale isn't broken down and therefore it reads more as a fairly sizable mass. Concurred with the Department that it needs further study.

Hyland

- Questioned whether using wood siding on the 20th Street side is the right choice.
- Felt there was a scale issue and concurred with the Department that it needs further study.

Wolfram

- Simplify the ground floor experience, include elements like the awnings over the entrance, the bench, the recess and the lobby door relate to each other, and to emphasize the entrance;
- Simplify the fenestration. He recommended a regular pattern of windows over the apartments that are all stacked instead of having them shifting over the apartments.

Pearlman

- Recommended the cap flashing on the 20th Street façade be within 4-6 inches to add depth and proportion to differentiate it from the wood wall so the façade reads this as the end of the building;
- Asked if extending the canopy to the breezeway and the bench could tie things together.

Comment Letter: L-0034

ADJOURNMENT: 12:27 PM