

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
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 12:32 p.m.

STAFF IN ATTENDANCE:

Rachel Schuett, Kelly Wong, Mary Brown, Shelley Caltagirone, 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.

A. PUBLIC COMMENT

SPEAKER(S): Bradley Krauz, disabled Veteran and Soccer Player - requested HPC to hold a historical review on the nomination of Candlestick Park for a national landmark status; sought to promote, maintain and development Candlestick Park for future

reuse; to redevelop park areas in Hunters Point Shipyard; and to integrate their designs for the benefit of the City and the public.

B. DEPARTMENT MATTERS

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

Preservation Coordinator Frye had no report as the Planning Commission was on a break. He highlighted some points in a memo regarding the approved budget for the next two fiscal years prepared by Tom DiSanto and Keith DeMartini from the Planning Department:

- The dedicated preservation planner the HPC requested for Landmark Designations Work Program did not get approved in the budget;
- Instead a position was grant on a quadrant level that addresses backlog of permits, CEQA related review and other preservation entitlements;
- \$100,000 grant received will be used for citywide survey, scoping and planning process. Staff would come back before year end with more concrete details on the survey;
- \$25,000 additional CLG grant was received this year;
- \$40,000 CLG grant received for next year would be used to prepare a historic context statement for neighborhood commercial districts and survey for neighborhood commercial buildings. The Department selected this property type because they are the first tier of the Soft-Story Seismic Retrofit Program. The commercial survey has started;
- Corrected an error in the Report that the grant was meant to refer to the CLG grant, not the Preserve America Grant that had expired a couple of years ago.

C. COMMISSION MATTERS

2. President's Report and Announcements - **None**

3. Consideration of Adoption:

- [Draft Minutes for HPC August 6, 2014](#)

SPEAKERS: None

ACTION: Adopted

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

4. Commission Comments & Questions

- [Disclosures](#)

Commissioners Pearlman, Johnck, and Hyland received a call from Nicole Wheaton from the Mayor's Office regarding 50 Fell Street. Only Commissioner Hyland spoke to her.

Commissioner Wolfram received a call from Michael Yarne from the Mayor's Office about 800 Indiana Street, but did not speak to him.

Commissioner Matsuda had a conversation with Mike Buhler about Item 10, the Architectural Heritage Cultural Heritage Assets Report, on today's agenda.

Commissioner Hyland disclosed for the third time, his firm, The Architectural Resources Group, prepared the draft Preservation Element in 2008. The contract was over and he could participate in today's discussion.

- Inquiries/Announcements

Commissioner Pearlman announced that he is the architect for 199 Carl Street project and asked the City Attorney (CA) whether or not he should recuse himself from Item 9, the Informational Hearing of the Landmark Nomination Project. **CA Andrea Ruiz-Esquide** replied it would be better if he did, given the close relationship he has with the project.

Commissioner Pearlman reported that the 26 year-old graffiti guy who vandalized the Hibernia Bank was caught. He is eligible for three years in state prison and a \$50,000 fine. His prosecution was continued to October.

- Future Meetings/Agendas

President Hasz by consensus canceled the September 3rd HPC meeting as there were no items to hear on that day.

President Hasz requested staff to provide recommendations on three nominations on today's agenda for the Landmark Designation Work Program on the September 17th HPC meeting.

President Hasz requested to add an item to discuss creating a subcommittee to further the goals outlined in the Cultural Heritage Assets Report on the September 17th agenda.

D. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

5. (J. IONIN: (415) 558-6309)
HISTORIC PRESERVATION COMMISSION RULES & REGULATIONS – **Consideration of proposed amendments** to the Commission Rules and Regulations.
(Proposed for Continuance to September 17, 2014)
Preliminary Recommendation: Adoption

SPEAKERS: None
 ACTION: Continued to September 17, 2014
 AYES: Hyland, Johnck, Johns, Matsuda, Pearlman, Wolfram, Hasz

E. REGULAR CALENDAR

6. [2010.0515](#) (R. SCHUETT: (415) 575-9030)
POTRERO HOPE SF - Informational Presentation on the status of the Potrero HOPE SF project and summary of the findings of the historical review.
Preliminary Recommendation: None - Informational
- PRESENTER: Emily Weinstein, Director of the Non-Profit Bridge Housing Developer to Rebuild Potrero, gave an overview and background of the proposed program.
- SPEAKERS: None
- ACTION: None - Informational
7. [2011.1374E](#) (R. SCHUETT: (415) 575-9030)
800 INDIANA STREET PROJECT DRAFT EIR – West side of Indiana Street between 20th and 22nd Streets; Lot 009 Assessor’s Block 4105 – **Commission Review and Comment** on the Draft Environmental Impact Report. The proposed project includes demolition of the existing 78,240 gross-square-foot (gsf), steel frame industrial warehouse that is owned by the San Francisco Opera, and used for set building and storage. The proposed demolition is necessary to construct a five-story, approximately 58-foot-tall, multi-family residential development, composed of three separate buildings, totaling 273,743 gsf of residential uses. The proposed project would include a maximum of 338 residential units, ground-floor residential amenities, and a one-level 11-foot-tall underground parking garage, for a total of approximately 441,183 gsf of development on the project site.
- The project site is located in the Urban Mixed Use (UMU) Zoning District, and 58-X Height and Bulk District, within the Central Waterfront Subarea of the Eastern Neighborhoods Rezoning and Area Plan. The proposed project also includes two streetscape improvement variants, the Hybrid and Linear Park Streetscape Plans and a third variant that includes a plaza/dog park.
- The Draft EIR concluded that the implementation of the proposed project would result in a project-level significant unavoidable impact to historic architectural resources. The 800 Indiana Street building is individually eligible for listing in the California Register of Historical Resources as noted in the Central Waterfront Historic Resource Survey and the Historic Resource Evaluation Response (HRER) for the project. The project site is located close to, but not within the Dogpatch Landmark District and the eligible Central Waterfront/3rd Street Industrial Historic District. However, construction of the proposed residential development would not impair the integrity of the adjacent districts since the new construction is designed to address the massing and scale of the surrounding context. This public hearing is intended to assist the Commission in its preparation of comments on the Draft Environmental Impact Report (DEIR). Comments made by members of the public at this hearing will not be considered comments on the DEIR and may not be responded to in the Final EIR (FEIR). The Planning Commission will hold a public hearing to receive comments on the DEIR on September 11, 2014. Written comments on the DEIR will be accepted at the Planning Department until 5:00 p.m., September 29, 2014.
- Preliminary Recommendation: Review and Comment*

SPEAKERS: None
 ACTION: Reviewed and Commented

8. [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.

(Continued from August 6, 2014)

Recommendation: Approve with Conditions

PRESENTERS: Heica Larson, Operator of LePort Schools - provided an overview of the school; Frederic Knapp, Knapp Architects - spoke on improvement of street façade, courtyard and ramp design; Heather Dennis, Ware Malcomb Architects - spoke on improvements to the courtyard.

SPEAKERS: +Pari Shak, Mom - LePort is a good option to the Montessori School program;
 + Kirk Buyers, Parent - welcomed LePort to this area;
 + Unidentified Speaker, Mom, Teacher Trainer and Parent Coach - delighted that LePort is establishing here;
 + Nikel Chanhook, Parent, challenging to find a good pre-schools here;
 + Jim Worshel - complimented the constructive new use of the site but concerned about the using plexiglass/glass on the staircases;
 + (M) speaker, representative from Supervisor Jane Kim’s Office - supported the project.

ACTION: Approved with Conditions

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

MOTION: M-0235

9. (M. BROWN: (415) 575-9074)
LANDMARK DESIGNATION WORK PROGRAM - **Informational Presentation** regarding three recent community-initiated nominations for Landmark designation pursuant to Article 10 of the Planning Code. This informational item was calendared at the HPC’s request following public comment at its regularly scheduled hearing on June 18, 2014 in support of Article 10 designation of 182-198 Gough Street, the R. L. Goldberg Building. This item also includes information pertaining to two additional properties recently nominated by the community for Article 10 Landmark designation.

Preliminary Recommendation: None - Informational

- a. [182-198 GOUGH STREET](#) - east side of Gough Street between Oak Street and Lily Street, Assessor’s Block 0837, Lot 014. Historically known as the R. L. Goldberg Building.

SPEAKERS: + Beverly Upton, Resident of Goldberg Building - excited to see the nomination is moving forward;
 + Jacqui Naylor, Resident of Goldberg Building - said the funds raised was used to select Architectural Historian, Edward Yarbrough with ICF International, to work on the historic context statement of the building;
 + Edward Yarbrough, Architectural Historian - briefly talked about the historical and character defining features of the Goldberg building;
 + Ana Canillas, Hayes Valley Resident - supported the conservation of the cultural heritage of the building.

- b. [350 UNIVERSITY STREET](#) - west side of University Street between Bacon Street and Burrows Drive, Assessor's Block 5992, Lot 001. Historically known as the Lick Old Ladies' Home.

SPEAKERS: + Belles Yelda, Retired Civil Engineer - remarked that the building has all the architectural features applicable for designation.

- c. [199 CARL STREET](#) - south side of Carl Street between Stanyan Street and Shrader Street, Assessor's Block 1273, Lot 017A. Historically known as the Lange House.

ACTION: Recused Commissioner Pearlman for 199 Carl Street

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

SPEAKERS: None

ACTION: None - Informational; President Hasz requested staff to provide recommendations for all three nominations at the September 17th HPC meeting.

10.

(T. FRYE: (415) 575-6822)

[ARCHITECTURAL HERITAGE CULTURAL HERITAGE ASSETS REPORT](#) - Sustaining San Francisco's Living History. San Francisco Architectural Heritage will give an **Informational Presentation** of its report on strategies for conserving cultural heritage assets.

Preliminary Recommendation: None - Informational

PRESENTER: Mike Buhler, Executive Director of SF Architectural Heritage, and Desiree Smith together presented the Report.

SPEAKERS: + HPC Commission Alumni Allan Martinez, spoke for himself - stated prosperous businesses had been threatened by the boom-bust cycles and advocated the need to protect them now; preferred social continuity vs preservation; supported the recommendations by SF Heritage and asked the HPC to do what they can; encouraged developing a methodology and look into incentives such as at tax breaks;
 + Isabel Fondevila, Director of Roxie Theater - point out that the proposed Strategy No. 4 in the Report recommending property acquisition by owners and stewards could help Roxie to continue running the oldest theatre in San Francisco if created soon enough;

+ Hisashi Sugaya, Resident of SF - stated the importance of the HPC to get a handle of all the recommendations in the Report; incentives together with regulatory process in getting thing implemented; recommended getting the Mayor's Economic and Work-force Development involved early on.

ACTION: None - Informational; President Hasz requested to add an item to discuss creating a subcommittee to further the goals outlined in the Cultural Heritage Assets Report on the September 17th agenda.

11. [2000.0630M](#) (S. CALTAGIRONE: (415) 558-6625)
DRAFT PRESERVATION ELEMENT: OBJECTIVES 7-9. Request for Review and Comment on Objectives 7-9 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 third hearing will focus on Objectives 7-9 of the Draft Element. Please note that the hearing will be followed by a public Open House September 10th 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 and July 16, 2014 HPC hearing)

Preliminary Recommendation: Review and Comment

PRESENTER: Mike Buhler and Desirre Smith from the SF Architectural Heritage
SPEAKERS: + Raymond [Bluxtana], Ritired Psychiatrist, Victorian Alliance Member spoke for himself - liked the element in 7.1 that creates a property recognition program;
 + Jim Worshel, Victorian Alliance Member - desired for a living history preservation center that increases dynamic education, knowledge, and greater public awareness to accomplish the goals of the Element;
 + CPC Commission Alumni Hisashi Sugaya, Resident of SF - recommended a joint hearing between the Planning Commission and the HPC on the Preservation Element;
 + Mike Buhler, SF Architectural Heritage - suggested promoting cultural tourism as an implementation measure.

ACTION: Reviewed and Commented

ADJOURNMENT: 4:30 PM