

# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Meeting Minutes

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

**Wednesday, October 3, 2018**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
**COMMISSIONERS ABSENT:** Johnck

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:33 PM**

**STAFF IN ATTENDANCE:** Rebecca Salgado, Natalia Kwiatkowska, Shannon Ferguson, Tim Frye –  
Preservation Officer, John Rahaim – Planning Director, 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. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: None

## B. DEPARTMENT MATTERS

### 1. Director's Announcements

None

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

#### **Tim Frye, Preservation Officer:**

Two quick items or updates to share with you. As you are aware, the Joint Arts Commission, or Civic Design Review Committee of the Arts Commission and the HPC Joint hearing, regarding the Civic Center Public Realm Plan won't be occurring on the 15<sup>th</sup>. However, I still do have an outstanding meeting with them to get a better understanding of what sort of topics the Civic Design Review Committee would like to discuss with the Commission. I'll meet with the officers and with you in preparing an agenda to have a much more general discussion at a joint hearing at a future date. But if there's anything that comes to the top of your mind now, I'm happy to relay that to their staff, when we have that meeting later this week. Also, at the last hearing, the Commission asked for more information on the number of entitlements and permits associated with HPC activities of Mayor Breed's legislation and I have connected with Kate Conner and Carly Grob from our staff and they will have a report in your packets for your October 17<sup>th</sup> hearing. That concludes my comments unless you have any questions. Thank you.

## C. COMMISSION MATTERS

### 3. President's Report and Announcements

None

### 4. Consideration of Adoption:

- [Draft Minutes for ARC Hearing on August 15, 2018](#)
- [Draft Minutes for HPC Hearing on September 19, 2018](#)

SPEAKERS: None

ACTION: Adopted

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

ABSENT: Johnck

### 5. Commission Comments & Questions

#### **Commissioner Johns:**

The morning paper carried an article about the demise of the Elbo Room, one of our legacy businesses. So, for anyone who hasn't been there or hasn't been there recently, carpe diem. I think the date is late January – early January. So, go in December or before.

**Commissioner Hyland:**

I just wanted to let you know I was invited to and Director Rahaim joined us; the San Francisco MOMA and the San Francisco Public Library are doing a project, there's an artist in residence at the Headline's Center for the Arts. They have put their hands on a WPA model of the City, it's 30 feet by 30 feet. It's every city block all the way down to Brisbane. It was on display at City Hall from '39 to '41; something like that 1939 to '41 and then it went into storage and a professor at Berkeley, Urban Design, had it from '68, at least the downtown portion of it and was storing the rest of it at UC Berkeley. So, it's currently at a storage facility for the library and they intend to distribute it across the City and all the branch libraries and have that section of the model displayed for three months: January, February, and March. Then they are looking, they have not located a space yet, but they are looking to assemble the entire model for another three months. The goal is to talk about, to inspire conversations around the development of the City. So, stay tuned and we'll keep you posted on that but it's really a phenomenal, unbelievable...

**Director Rahaim:**

One of the thing I find really extraordinary about it, it's not just the downtown area, it's the entire city. Every block is designed to be removable; it just an extraordinary piece of work, I was blown away by the detail. Lightwells are shown and then they even painted the buildings the appropriate color, the actual color that they existed at that time. Some parts of the downtown, as I understand, which we didn't fully see, were updated over time, but most of the City as it was in the WPA Era, so the '30s I guess. Now we are all looking at where we could put this thing so could be on display, it's like 30 by 30 feet as Commissioner Hyland said so it's a pretty big space to find and our new building doesn't necessarily have a space that big. Although we are looking to see if we could do it vertically on a wall or something.

**Commissioner Johns:**

South Light Court.

**Director Rahaim:**

Apparently, that's where it was at one point but because the Light Court is so heavily used by events and such I don't think that would work; obviously the space is there but it would really be wonderful to find a place to put this on permanent public display if we could find it. So, stay tuned.

**D. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Historic Preservation Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

6. (P. LAVALLEY: (415) 575-9084)

[ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS AND MINOR PERMITS TO ALTER DELEGATION](#) - **Renewal of delegation** to Planning Department Preservation staff the

review, approval and denial of Administrative Certificates of Appropriateness for individual Landmarks and Landmark Districts pursuant to Article 10, Section 1006.2(a) of the Planning Code and Minor Permits to Alter for Significant and Contributory Buildings & all buildings within Conservation Districts pursuant to Article 11, Section 1111.1 of the Planning Code.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
 ACTION: Approved  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck  
 MOTION: 0349

## E. REGULAR CALENDAR

7. [2018-007997PTA](#) (R. SALGADO: (415) 575-9101)  
495 GEARY STREET – located on the southeast corner of Geary Street and Taylor Street, Assessor’s Block 0316, Lot 013 (District 3). Request for a **Major Permit to Alter** for the construction of a one-story rooftop addition in the footprint of an existing temporary tent structure at the fifteenth floor lower roof of the subject property. 495 Geary Street, historically known as the Clift Hotel, is a Category I Significant Building within the Kearny-Market-Mason-Sutter Article 11 Conservation District, and is located within a C-3-G (Downtown-General) Zoning District and 80-130-F Height and Bulk Limit.

*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Rebecca Salgado – Staff report  
 + Speaker – Project presentation  
 ACTION: Approved with Conditions  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck  
 MOTION: [0350](#)

8. [2018-004761COA](#) (R. SALGADO: (415) 575-9101)  
1800 MISSION STREET – located at the southwest corner of Mission and 14th Streets, Assessor’s Block 3547, Lot 001 (District 9). Request for a **Certificate of Appropriateness** for the creation of a new entrance at the south turret of the Mission Street façade, in connection with accessibility upgrades. The proposed project also includes the installation of new railings at the existing stairs at the main Mission Street entrance, modifications to the existing railings at the main 14th Street entrance, and in-kind replacement of an existing non-historic egress door at the 14th Street facade. The project also includes modifications at the roof, including the installation of rooftop mechanical equipment, stair and elevator penthouses, and structural framing; and the in-kind replacement of skylights. The project also includes interior alterations at all floors. The subject property is San Francisco Landmark No. 108, and is located within a UMU (Urban Mixed Use) Zoning District and 68-X/45-X Height and Bulk Limit.

*Preliminary Recommendation: Approve*

SPEAKERS: = Rebecca Salgado – Staff report  
 + Alex Stanford – Project presentation  
 + Samantha – Design presentation  
 ACTION: Approved  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman  
 RECUSED: Wolfram  
 ABSENT: Johnck  
 MOTION: [0351](#)

9. [2017-001477COA](#) (N. KWIATKOWSKA: (415) 575-9185)  
903 MINNESOTA STREET – east side between 20<sup>th</sup> and 22<sup>nd</sup> Streets; Assessor’s Block 4107, Lot 002M (District 10). Request for a **Certificate of Appropriateness** to make exterior and interior alterations to the property including a rear addition. The proposed project is to correct Enforcement Case No. 2016-015384ENF, involving the removal of exterior finishes on the primary façade without the benefit of a permit. The corrective action under this application is to restore the primary façade of the historic residence, including cladding and windows, per the Secretary of Interior’s Standards for Rehabilitation, replace and reduce in size the non-historic addition at rear, and an interior remodel to the existing two-story, single-family building. The subject property is contributory to the Article 10 Dogpatch Landmark District and is located within a RH-3 (Residential, House, Three-Family) Zoning District, and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*

SPEAKERS: = Natalia Kwiatkowska – Staff report  
 + Ryan Patterson – Project presentation  
 + Amir Afifi – Response to questions  
 ACTION: Approved with Conditions  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck  
 MOTION: [0352](#)

- 10a. [2018-006629MLS](#) (S. FERGUSON: (415) 575-9074)  
2253 WEBSTER STREET – west side of Webster Street between Washington and Clay streets. Assessor’s Block 0612, Lot 001 (District 2). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Contributor to the Webster Street Historic District under Article 10 of the Planning Code, the two-story, plus basement, wood-frame, single-family dwelling was designed in the Italianate style and built circa 1900. The subject property is located within a RH-2 (Residential-House, Two-Family District) zoning district and 40-X Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: = Shannon Ferguson – Staff report  
 - Gregory Williams – Costly repair, eviction

+ Jim Worshell – Support  
 + Joe Laska – 465-467 Oak St.

ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck  
 RESOLUTION: [989](#)

- 10b. [2018-006717MLS](#) (S. FERGUSON: (415) 575-9074)  
353 KEARNY ST – southwest corner of Kearny and Pine streets. Assessor’s Block 0270, Lot 001 (District 3). Consideration of adoption of a resolution recommending Board of Supervisors approval to amend an existing **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a Category IV – Contributory Building to Kearny-Market-Mason-Sutter Conservation District under Article 11 of the Planning Code, the five-story over basement, brick masonry, commercial building designed in the Renaissance-Revival style by San Francisco architectural firm Salfield & Kohlberg and was built in 1907. The property is located within a C-3-O – Downtown-Office zoning district and 80-130-F Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck  
 RESOLUTION: [990](#)

- 10c. [2018-006796MLS](#) (S. FERGUSON: (415) 575-9074)  
465-467 OAK STREET – south side of Oak Street between Buchanan and Laguna streets. Assessor’s Block 0840, Lot 017 (District 5). Consideration of adoption of a resolution recommending Board of Supervisors approval with conditions of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the California Register of Historical Places- listed Hayes Valley Residential Historic District, the two-story plus basement, wood-frame, two-family dwelling was designed in the flat-front Italianate style and built in circa 1900. The subject property is located within a RTO (Residential Transit Oriented District) zoning district and 40-X Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval with Conditions*

SPEAKERS: Same as item 10a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck

RESOLUTION: [991](#)

- 10d. [2018-006690MLS](#) (S. FERGUSON: (415) 575-9074)  
587 WALLER STREET – south side of Waller Street between Pierce and Potomac streets. Assessor’s Block 0865 Lot 021 (District 8). Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributing building to the Duboce Park Historic District under Article 10 of the Planning Code, the two-and-half-story plus basement, wood-frame, single-family dwelling designed in the Queen Anne style and built in circa 1900. The subject property is located within a RTO (Residential Transit Oriented District) zoning district and 40-X Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.

ACTION: Adopted a Recommendation for Approval

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

ABSENT: Johnck

RESOLUTION: [992](#)

- 10e. [2018-006794MLS](#) (S. FERGUSON: (415) 575-9074)  
354-356 SAN CARLOS STREET – west side of San Carlos Street between 20th and 21st streets. Assessor’s Block 3609, Lot 093 (District 9) Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Designated as a contributor to the Liberty Hill Historic District under Article 10 of the Planning Code, the three-story wood-frame, two-family residential building originally designed in the Italianate style and was built in 1877 by The Real Estate Associates (T.R.E.A.) and rehabilitated in 2015-2016 The subject property is located within a RTO-M – Residential Transit Oriented - Mission zoning district and 40-X Height and Bulk district.  
*Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.

ACTION: Adopted a Recommendation for Approval

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

ABSENT: Johnck

RESOLUTION: [993](#)

- 10f. [2018-007338MLS](#) (S. FERGUSON: (415) 575-9074)  
811 TREAT AVENUE– east side of San Carlos Street between 21st and 22nd streets. Assessor’s Block 3613, Lot 053 (District 9) Consideration of adoption of a resolution recommending Board of Supervisors approval of a **Mills Act** historical property contract.

The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period. Individually listed on the National Register of Historic Places, the two-story main residence with raised room was designed by local master architect Henry Geilfuss as his personal residence circa 1882. The subject property is located within an RH-3 – Residential-House, Three Family zoning district and 40X Height and Bulk district.

*Recommendation: Adopt a Recommendation for Approval*

SPEAKERS: Same as item 10a.  
 ACTION: Adopted a Recommendation for Approval  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck  
 RESOLUTION: [994](#)

11. [2016-0041570TH](#) (S. FERGUSON: (415) 575-9074)  
**MILLS ACT PROGRAM – Review and Comment** on proposed to the Mills Act Application Packet based on modifications proposed at the May 16, 2018 hearing. Modifications address a November 1, 2017 discussion of the Mills Act Program by the Government Audit and Oversight Committee. The Mills Act authorizes local governments to enter into contracts with owners of private historical property who, through the historical property contract, assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property. In return, the property owner enjoys a reduction in property taxes for a given period.

*Preliminary Recommendation: Review and Comment*

SPEAKERS: = Shannon Ferguson – Staff report  
 - Gregory Williams – Proposal justification, funding  
 + Speaker - Mills Act approvals  
 ACTION: Reviewed and Commented  
 AYES: Black, Hyland, Johns, Matsuda, Pearlman, Wolfram  
 ABSENT: Johnck

ADJOURNMENT – 2:02 PM  
 ADOPTED OCTOBER 17, 2018