



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 21, 2014
TO: Will Mollard and Mike Pitler, Workshop1
FROM: Rich Sucre, Historic Preservation Technical Specialist,
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REVIEWED BY: Architectural Review Committee of the Historic Preservation
Commission
RE: **Meeting Notes - Review and Comment at the August 20, 2014
ARC-HPC Hearing for 901 Tennessee Street, Case No. 2013.0321ABX**

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At the request of the Planning Department, the Architectural Review Committee (ARC) was asked to review and comment on the proposed project at 901 Tennessee Street, which involves infill new construction within the Dogpatch Landmark District.

Currently, the proposed project is undergoing environmental review pursuant to the California Environmental Quality Act (CEQA).

ARC RECOMMENDATIONS/COMMENTS

Tennessee Street Façade

The ARC finds that the proposed design for the Tennessee Street façade is more successful and would be compatible with the surrounding landmark district than the 20th Street façade.

Fenestration

The ARC concurs with the staff determination that the fenestration of the 20th Street façade should be refined to reinforce its compatibility with the surrounding landmark district. In particular, the ARC found that the project would benefit from a simpler, regular and more clearly defined pattern of fenestration on the second, third and fourth floor levels. The district's fenestration is commonly characterized by symmetrical window openings placed within a regular stacked pattern. The Project Sponsor should also consider an alternative window material. Wood-sash windows are common characteristics of residential properties within the landmark district.

Ground Floor Treatment, Design Features & Architectural Details

The ARC concurs with the staff determination that the ground floor treatment of the 20th Street façade should be refined to reinforce its compatibility with the surrounding landmark district. The ARC found that the project should consider more regularly-spaced and consistent openings and should better define the main points of entry and provide for a better relationship between the ground level and the floors above. The ground floor treatment should be simplified with more

emphasis on the residential entry. The ARC recommended extending the canopy on the ground floor into the breezeway to better tie the ground floor elements together.

The ARC encouraged further study of the wood siding along the 20th Street façade. The ARC recognized the tension between use of a residential building material (wood) on a façade that is more characterized by an industrial form and massing. The 20th Street façade should reinforce the residential scale of this façade through its details.

Cornice/Roofline Termination

The ARC concurs with the staff recommendations to incorporate a simple cornice or an articulated roofline to better fit within the context of the surrounding district. Within the surrounding district, the residential and industrial properties commonly feature a cornice element or some type of termination at the roofline. The Project Sponsor should seek a similar approach to the roofline termination as the Tennessee Street façade, and seek a subtle approach towards terminating the 20th Street façade.

District Views

The ARC recognized the visibility of the east façade as a backdrop to the historic police station along 3rd Street, and appreciated the use of a living wall along this façade.

Future Review

The ARC appreciates the opportunity to review the proposed project at 901 Tennessee Street, and welcomes future review of the proposed project.