

# 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, February 5, 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 11:39 a.m.**

**STAFF IN ATTENDANCE:** Lily Yegazu, Tim Frye - Preservation Coordinator, 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.

## ARCHITECTURAL REVIEW COMMITTEE

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

1. [2013.0917H](#) (LILY YEGAZU: 415/575-9076)  
**648-650 HOWARD STREET**, North of Howard Street, between 3rd and New Montgomery Streets. Assessor's Block 3722, Lot 024 - **Request for Review and Comment** before the Architectural Review Committee regarding proposed exterior alterations to a single story structure. The scope of work includes recladding the Howard Street façade with new cladding material, replacing the existing two pairs of double doors with one double door at each location and replacing the existing awnings with new fabricated aluminum awnings that extend the width of the building. Constructed in 1923, the structure at 650 Howard Street is a single-story, reinforced-concrete commercial structure that is designed in a utilitarian mode by architect A. H. Knoll. The subject property is a Category V (Unrated) Building within the New Montgomery-Mission-Second Street Conservation District and is located within the C-3-O (SD)(Downtown Office (Special Development)) Zoning District, and a 150-S Height and Bulk District.

SPEAKERS: **Gary**, Representative - Project description; **Gary Marlin** - Project design.

### ARC RECOMMENDATIONS

#### Massing and Composition:

1. The ARC concurred with staff's recommendation to revise the design and break up the flat façade of the building with the use of different materials and treatments. Specifically the ARC recommended the design be revised by:
  - a. Introducing a two-part composition by replacing the aluminum awning with a belt course possibly clad in the same material as the piers, to create a two-part composition.
  - b. Extending the pier treatments to the upper level of the building and continue the three-part composition. The width of the piers above the new horizontal element may be reduced in width.
  - c. Introducing a glazing in the center bay; options could include display window or a sign box.
  - d. Emphasizing the double doors at the main entry (within the left bay) by introducing a transom window above the doors and using a different awning treatment.

**Material and Color:**

2. The ARC recommended that:
  - a. The proposed dimensional concrete tile material should be used on the main façade in conjunction with the darker porcelain material used to clad the piers and the belt course.
  - b. The aluminum awning proposed at the cornice level should be retained but it should have a darker bronze anodized finish or other similar finish and be compatible with the colors of the piers and the belt course.

**Detailing and Ornamentation:**

3. The ARC recommended that the piers be detailed with the introduction of a base at the bottom of each pier to give them prominence.

**Awnings and Signs:**

4. The ARC concurred with staff that the proposed aluminum sloped awning is not appropriate and should be replaced with a fabric retractable awning that fits within the bays on the lower level.
5. The ARC also recommended that the wall mounted sign be well centered on the façade and be placed either on the wall above the horizontal element as currently proposed or on the new horizontal element.

**Comment Letter: L-0028**

**ADJOURNMENT: 12:15 PM**