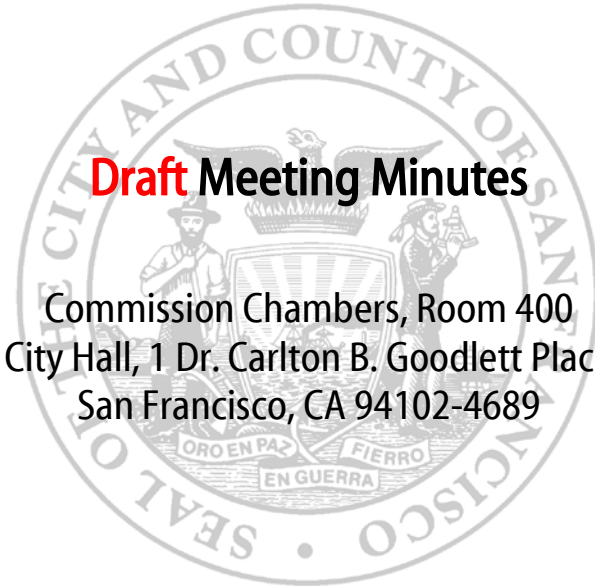


# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## **Draft** Meeting Minutes

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

**Wednesday, July 16, 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:** Kelly Wong, Tina Tam - Senior Preservation Planner, Jeff Joslin - Director of Current Planning, 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.     [2014.0048H](#) (K. WONG: (415) 575-9100)  
      50 FELL STREET – north side of Fell Street between Van Ness Avenue and Polk Street; Assessor's Block 0841, Lot 010 – **Request for Review and Comment** before the Architectural Review Committee regarding the proposed alterations to the two buildings and courtyard. The scope of work includes the removal of non-historic building and site elements, creation of new openings at the facades of both the east and north wings, installation of a new stairs and ramp to provide accessible access, installation of a new site gate, construction a new playground within the existing courtyard to accommodate a new Montessori school, and repair of historic wrought iron railings and fence. Constructed in 1931 by Architect Willis Polk & Co. and historically known as the Viavi Building, the property at 50 Fell Street comprises of an L-shaped, 2 and 3-story concrete frame and brick clad building with steel windows, wrought iron balconies, and clay tile roof in the Spanish Colonial Revival style. The two wings wrap around an open courtyard and the south is lined with a historic brick wall with wrought iron fence and gate. The subject property is a Category I (Significant) Building under Article 11 of the Planning Code and located within the C-3-G (Downtown-General) Zoning District, and 120/200-R-2 Height & Bulk District.

### ARC RECOMMENDATIONS

#### Doors and Windows:

1. The ARC concurs with staff recommendations. Specifically, the ARC recommends the new door design be revised by:
  - a. Proposed new doors should be in a steel or aluminum material with narrow profiles that are more consistent with the existing windows and historic building. The ARC encourages the removal of only the central bay of existing windows for insertion of new doors, if technically feasible; and
  - b. New hardware should be refined in detail to be more consistent with the historic building.

#### New Accessible Ramp and Stair Assembly:

2. The ARC concurs with staff recommendations. Specifically, the new ramp and stair assembly as currently proposed is not compatible with the historic building and does not meet the Secretary of the Interior's Standards. Specifically the ARC recommends the design be revised by:

- a. Using the courtyard as an opportunity to reduce the need for new ramps. The ARC encouraged the Project Sponsor to conduct additional studies with a raised courtyard to improve the stair and ramp design;
- b. Reducing the size of stair and ramp assembly, avoiding the amount of switch backs, and moving the entire assembly further north to avoid obscuring the primary entrance of the east wing and the overall visual impact to the historic building;
- c. Improving the design and details of the stair and ramp design. The ARC recommends providing stronger horizontal lines in the ramp and stair assembly design to be more consistent with the horizontal design of the historic wings. The ARC encourages the Project Sponsor to maintain a horizontal ramp base and guardrails and consider providing a higher wall with lower railing requirements; and
- d. Minimize ramps and guardrails to the greatest extent possible, using sloped walks at 1:20 and limiting changes in elevation between adjacent grades to under 30-inches.

#### **Removal of East Wing Main Entry Doors:**

3. The ARC believes that the introduction of a recessed entry at the east wing does not appear to result in an impact to the historic building. However, the ARC recommends that:
  - a. Proposed new entrance at vestibule east wall is in a design similar to the original with glazed door and sidelights, and details consistent with the historic building; and
  - b. A single leaf door, instead of a pair of doors, should be reintroduced if permitted by code.

#### **Playground Design:**

4. The ARC concurs with staff recommendations. Specifically, the ARC encourages the Project Sponsor to consider improvements to the playground design. The ARC believes that if the proposed playground design and elements are all removable, then the proposal would not have an impact to the historic building or property.

#### **Minor Permit to Alter Scope:**

5. The ARC also recommends the Project Sponsor to switch the two new ramps reviewed and approved under the Minor Permit to Alter (Case No. 2014.0407H). Specifically, the ARC recommends that:
  - a. The ramp leading to the basement of the north wing run along the western edge of the property instead of the ramp leading to the first floor; and
  - b. The ramp up to the first floor be designed at 1:20 slope so that neither a handrail nor a guardrail between the ramp and courtyard is required. If a 1:12 slope is required, that the change in elevation between the ramp and courtyard is under 30-inches so that only a handrail would be required and not a guardrail.

#### **Comment Letter: L-0033**

**ADJOURNMENT: 12:27 PM**