

File No. 170177

Committee Item No. 4

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date February 22, 2017

Board of Supervisors Meeting

Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Legislative Analyst Report
- Youth Commission Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Resume _____
- Form 700 _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Derek Evans

Date February 16, 2017

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Reappointment, Historic Preservation Commission - Jonathan Pearlman]

2

3 **Motion approving/rejecting the Mayor’s nomination for reappointment of Jonathan**
4 **Pearlman to the Historic Preservation Commission, for the unexpired portion of a four-**
5 **year term.**

6

7 WHEREAS, Pursuant to Charter, Section 4.135, the Mayor has submitted a
8 communication notifying the Board of Supervisors of the nomination of Jonathan Pearlman to
9 the Historic Preservation Commission, received by the Clerk of the Board on February 7,
10 2017; and

11 WHEREAS, The Board of Supervisors has the authority to hold a public hearing and
12 vote on the reappointment within 60 days following transmittal of the Mayor’s Notice of
13 Appointment, and the failure of the Board to act on the nomination within the 60-day period
14 shall result in the nominee being deemed approved; now, therefore, be it

15 MOVED, That the Board of Supervisors hereby approves/rejects the Mayor’s
16 nomination for reappointment of Jonathan Pearlman to the Historic Preservation Commission,
17 Seat No. 3, for the unexpired portion of a four-year term ending December 31, 2020.

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OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE
MAYOR

February 7, 2017

Angela Calvillo
Clerk of the Board, Board of Supervisors
San Francisco City Hall
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Ms. Calvillo,

Pursuant to Charter Section 4.135, I hereby make the following nominations for the Historic Preservation Commission:

Aaron Hyland, Seat 1 - Historic Architect, for a term ending December 31, 2020

Jonathan Pearlman, Seat 3 - Architectural Historian, for a term ending December 31, 2020

Ellen Johnck, Seat 5 - Preservation Professional, for a term ending December 31, 2020

Diane Matsuda, Seat 7 - At Large, for a term ending December 31, 2020

I am confident that Mr. Hyland, Mr. Pearlman, Ms. Johnck and Ms. Matsuda, all CCSF electors, will continue to serve our community well. Attached are their qualifications to serve, which demonstrates how these nominations represent the communities of interest, neighborhoods and diverse populations of the City and County of San Francisco.

I encourage your support and am pleased to advise you of these nominations.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edwin M. Lee".

Edwin M. Lee
Mayor

2017 FEB - 7 PM 4:43
SAN FRANCISCO
OFFICE OF THE MAYOR

JONATHAN PEARLMAN



Curriculum Vitae, February 2017

CAREER (In San Francisco since 1989)

Principal and Founder, ELEVATIONarchitects, 1995 - present

ELEVATIONarchitects (EA) is a small architecture firm that specializes in residential, commercial, historic and non -profit projects throughout the San Francisco Bay Area with a primary focus in the San Francisco Bay Area. Our current work includes the recently completed renovation and rehabilitation of the Hibernia Bank Building (San Francisco Landmark 130) and the renovation and adaptive reuse of the Alexandria Theater on Geary Boulevard.

Founder, Director, The AIDS/HIV Life Center 1990-98

I worked with the minister of Trinity United Methodist Church which had burned down in 1981 to create a community services building for people with AIDS and HIV at 2099 Market Street, at the corner of 16th and Noe Streets in San Francisco. Although our efforts to build a new building did not come to fruition, we succeeded in securing all of the entitlements for the project, worked with many AIDS service organizations and helped foster new organizations including Under One Roof, the Life Conference Center and Positive Resource. In addition, under the auspices of the AIDS/HIV Life Center, Jonathan managed the renovation of the Bank of America building at 400 Castro Street at Market for the AIDS Health Project. His role included: grant writing (Community Development Block Grant), Board relations, staff and office management and architect for agency facility improvements.

Senior Designer, RMW Architects, 1989-91

As a staff member of RMW Architects, I was the Project Designer responsible for the renovation design of Temple Emanu-el and the entry portico to the California Academy of Sciences in Golden Gate Park. For the Temple project, we worked with original linen drawings by the firm of Bakewell and Brown, the architects of San Francisco City Hall, with Bernard Maybeck, who acted as a design consultant. We derived much of the interior design directly from Maybeck's plaster designs that had never been executed.

EDUCATION

Bachelor of Arts, Tufts University, Medford, Massachusetts, 1980

Major: Art and Architectural History

Master of Architecture, University of Texas at Austin, 1984

COMMUNITY WORK

Board Member

- Positive Resource 1991-1994
- The AIDS/HIV Life Center 1995-1998
- Philanthropy By Design 1998-1999
- Landmark Preservation Advisory Board 2002
- The Los Altos Neutra House 2008 - present
- Historic Preservation Commission 2013 - present

Community Member

- National Trust for Historic Preservation
- SPUR: San Francisco Planning and Urban Research Association
- Residential Builders Association
- California Preservation Foundation
- Docomomo: Documentation and Conservation of Buildings of the Modern Movement

VOLUNTEER WORK

- The Arc* Member of the Housing Committee to seek housing opportunities for people with developmental disabilities. Assisted in securing two Section 811 grants for \$2.5 million each. (2009-2011)
- Los Altos Neutra House* Executive Committee for the saving and adaptive reuse of Richard Neutra designed home. Created Speaker Series, Film Series, modern home tour, community fund raising events and instructor in summer Design Camp (2008-present)
- Positive Resource:* One of the founders of the organization in 1991. Managed the program 1991-94. Designed office and coordinated furniture and material donations (1998 -99)
- Asian & Pacific Islander Wellness Center:* Programming merger of GAPA HIV Program and Asian AIDS Project. Designed and coordinated construction of new office space at 730 Polk Street (1996-97)
- AIDS Health Project:* Coordinated the effort to convert the Bank of America building at 400 Castro Street into an AIDS/HIV Community Center for the AIDS Health Project. Raised \$175,000 for renovation; designed and coordinated the construction. (1992-94)
- The NAMES Project:* Volunteered in the workshop 1988 - 1992. Participated in the National Display of the AIDS Memorial Quilt in Washington D.C. in 1988 and 1989

HISTORIC STUDY AND ARCHITECTURE (in San Francisco, 1989 – present)

- Member of the San Francisco Landmark Preservation Advisory Board, 2002
- Panel Presentation at the 2003 California Preservation Foundation Conference: Social and Cultural Landscapes: Landmarks of the Gay, Labor and Japanese Communities Panel Discussion with Tim Kelly and Gerry Takano, 2004
- Research and writing of landmark nomination for 2362 Market Street, the Jose Theater and home of the AIDS Memorial Quilt. Approved in 2004 as Landmark No. 241
- Article 10 Committee: Evaluation and updating of Planning code section to the historic built environment 2002-2003

Historic Resource Evaluation Reports

Research and authored Historic Resource Evaluations based on CEQA requirements for community, commercial and residential buildings 2005 - 2011

- The Harding Theater, 616 Divisadero Street, 2005-2006
- The Alexandria Theater, 5400 Geary Boulevard, 2006
- 1746 Post Street, 2006
- 56 Ringold Street, 2009
- 3525 Pacific Avenue, 2010
- 1576 Market Street, 2005, revised 2011

Historic Projects

Lead architect for commercial and institutional buildings that are historic resources:

- Temple Emanu-el, 2 Lake Street (project designer for RMW Architects) (1989-91)
- California Academy of Sciences (project designer for RMW Architects) (1990-91)

- Hamm's Building, 1550 Bryant Street (various projects) (2001-2003)
- AHP Center at 400 Castro Street (1993-95)
- Ninth Street Independent Film Center, 145 - 9th Street (2001-2002)
- Serra Preschool, 7 Funston Avenue in the Presidio (2004-2005)
- Self-Help for the Elderly, 407 Sansome Street (2007)
- Hibernia Bank Building, 1 Jones Street, SF Landmark No. 130 (2009-2016)
- Alexandria Theater, 5400 Geary Boulevard (2010-2019)

Lead architect for renovations and additions to residential buildings that are historic resources:

- * 200-202 Fair Oaks Street (The Oakley House, SF Landmark No. 192)
- 178 Randall Street
- 1847 Scott Street
- 2721 Broderick Street
- 3707, 3711 and 3715- 22nd Street
- 4031 and 4033 - 19th Street
- 2821 Steiner Street
- 2729 California Street
- 2102 Bush Street
- 2725 Filbert Street

HISTORIC RESEARCH AND WRITING (in Boston area 1978-1986)

- Tufts University, Bachelor of Fine Arts in Architectural History, 1980 Honors Thesis, "The Architecture of George Minot Dexter - Link from Bulfinch to the Back Bay"
- Articles on G.M. Dexter's work published in:
Jordy, William H., Monkhouse, Christopher P., Buildings on Paper, Rhode Island Architectural Drawings 1825-1945, Brown University, the Rhode Island Historical Society and the Rhode Island School of Design, 1982, pgs. 59-60.
- Paper Presentation on G.M. Dexter's work and the development of Brookline, the first streetcar suburb of Boston at the national convention of the Society of Architectural Historians, 1979.
- Research for National Historic Register nomination for Sacred Heart Church, East Cambridge, Massachusetts, 1979
- Research and architectural photography for articles and books by noted New England architectural historian, Margaret Henderson Floyd including:
Harvard, An Architectural History, The Belknap Press of Harvard University Press, Cambridge, Massachusetts, 1985
Architecture After Richardson: Regionalism before Modernism - Longfellow, Alden and Harlow in Boston and Pittsburgh, The University of Chicago Press, Chicago, 1994.
Henry Hobson Richardson, A Genius for Architecture, The Monacelli Press, New York, NY, 1997
- Research and assisted in the design of the first searchable database of historic architectural drawings for MassCOPAR: Massachusetts Committee on the Preservation of Architectural Records, 1978-1980.
- Research assistant to Margaret Henderson Floyd for historic evaluation of the Custom House Tower in Boston (1849 and 1915) for adaptive reuse (Marriott Hotel, completed in 1994), 1986.

STATEMENT OF ECONOMIC INTERESTS
COVER PAGE

Date Initial Filing Received
 Official Use Only

Please type or print in ink.

NAME OF FILER (LAST)	(FIRST)	(MIDDLE)
Pearlman	Jonathan	Noel

1. Office, Agency, or Court

Agency Name (Do not use acronyms)
 City and County of San Francisco
 Division, Board, Department, District, if applicable
 Historic Preservation Commission
 Your Position
 Commissioner

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: _____ Position: _____

2. Jurisdiction of Office (Check at least one box)

State
 Multi-County _____
 City of San Francisco
 Judge or Court Commissioner (Statewide Jurisdiction)
 County of San Francisco
 Other _____

3. Type of Statement (Check at least one box)

Annual: The period covered is January 1, 2016, through December 31, 2016.
 -or-
 The period covered is _____ through December 31, 2016.
 Assuming Office: Date assumed _____
 Candidate: Election year _____ and office sought, if different than Part 1: _____
 Leaving Office: Date Left _____ (Check one)
 The period covered is January 1, 2016, through the date of leaving office.
 -or-
 The period covered is _____ through the date of leaving office.

4. Schedule Summary (must complete) ► Total number of pages including this cover page: _____

Schedules attached

Schedule A-1 - Investments - schedule attached
 Schedule A-2 - Investments - schedule attached
 Schedule B - Real Property - schedule attached
 Schedule C - Income, Loans, & Business Positions - schedule attached
 Schedule D - Income - Gifts - schedule attached
 Schedule E - Income - Gifts - Travel Payments - schedule attached

-or-
 None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS	STREET	CITY	STATE	ZIP CODE
(Business or Agency Address Recommended - Public Document)				
[Redacted]		San Francisco	CA	94109
DAYTIME TELEPHONE NUMBER	E-MAIL ADDRESS			
[Redacted]	[Redacted]			

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 02/02/2017
 (month, day, year)
 Signature _____
 (File the _____

 (ing official.)

SCHEDULE A-2
Investments, Income, and Assets
of Business Entities/Trusts
 (Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700
 FAIR POLITICAL PRACTICES COMMISSION

Name
 Jonathan Pearlman

1. BUSINESS ENTITY OR TRUST

Elevation Architects, Inc.
 Name
 1159 Green Street, Suite 4, San Francisco, CA 94109
 Address (Business Address Acceptable)

Check one
 Trust, go to 2 Business Entity, complete the box, then go to 2

GENERAL DESCRIPTION OF THIS BUSINESS
 Architectural Firm

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$0 - \$1,999 / / 16 / / 16
 \$2,000 - \$10,000 ACQUIRED DISPOSED
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

NATURE OF INVESTMENT
 Partnership Sole Proprietorship S Corporation Other

YOUR BUSINESS POSITION President

2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)

\$0 - \$499 \$10,001 - \$100,000
 \$500 - \$1,000 OVER \$100,000
 \$1,001 - \$10,000

3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.)

None or Names listed below

Yorke Lee, TimeSpace Group
 Steven Sellick and Alan Kick
 Dolmen Property Group

4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST

Check one box:
 INVESTMENT REAL PROPERTY

1159 Green Street Suite 4, San Francisco, CA 94109
 Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property
 1159 Green Street Suite 4, San Francisco, CA 94109

Description of Business Activity or City or Other Precise Location of Real Property

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$2,000 - \$10,000 / / 16 / / 16
 \$10,001 - \$100,000 ACQUIRED DISPOSED
 \$100,001 - \$1,000,000
 Over \$1,000,000

NATURE OF INTEREST
 Property Ownership/Deed of Trust Stock Partnership
 Leasehold monthly Other
 Yrs. remaining

Check box if additional schedules reporting investments or real property are attached

1. BUSINESS ENTITY OR TRUST

Name
 Address (Business Address Acceptable)

Check one
 Trust, go to 2 Business Entity, complete the box, then go to 2

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$0 - \$1,999 / / 16 / / 16
 \$2,000 - \$10,000 ACQUIRED DISPOSED
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

NATURE OF INVESTMENT
 Partnership Sole Proprietorship Other

YOUR BUSINESS POSITION

2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)

\$0 - \$499 \$10,001 - \$100,000
 \$500 - \$1,000 OVER \$100,000
 \$1,001 - \$10,000

3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.)

None or Names listed below

4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST

Check one box:
 INVESTMENT REAL PROPERTY

Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property

Description of Business Activity or City or Other Precise Location of Real Property

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$2,000 - \$10,000 / / 16 / / 16
 \$10,001 - \$100,000 ACQUIRED DISPOSED
 \$100,001 - \$1,000,000
 Over \$1,000,000

NATURE OF INTEREST
 Property Ownership/Deed of Trust Stock Partnership
 Leasehold Other
 Yrs. remaining

Check box if additional schedules reporting investments or real property are attached

Comments:

SCHEDULE C
Income, Loans, & Business
Positions
 (Other than Gifts and Travel Payments)

CALIFORNIA FORM 700
 FAIR POLITICAL PRACTICES COMMISSION

Name
 Jonathan Pearlman

1. INCOME RECEIVED

NAME OF SOURCE OF INCOME
 Alan Aurich

ADDRESS (Business Address Acceptable)
 1159 Green Street Suite 4, San Francisco, CA 9410

BUSINESS ACTIVITY, IF ANY, OF SOURCE
 Managing Partner, Elevation Architects

YOUR BUSINESS POSITION
 Vice President

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)

Partnership (Less than 10% ownership. For 10% or greater use
 Schedule A-2.)

Sale of _____
 (Real property, car, boat, etc.)

Loan repayment

Commission or Rental Income, list each source of \$10,000 or more

 (Describe)

Other _____
 (Describe)

1. INCOME RECEIVED

NAME OF SOURCE OF INCOME

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF SOURCE

YOUR BUSINESS POSITION

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)

Partnership (Less than 10% ownership. For 10% or greater use
 Schedule A-2.)

Sale of _____
 (Real property, car, boat, etc.)

Loan repayment

Commission or Rental Income, list each source of \$10,000 or more

 (Describe)

Other _____
 (Describe)

2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from commercial lending institutions, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER* _____

ADDRESS (Business Address Acceptable) _____

BUSINESS ACTIVITY, IF ANY, OF LENDER _____

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000
 \$1,001 - \$10,000
 \$10,001 - \$100,000
 OVER \$100,000

INTEREST RATE _____% None

TERM (Months/Years) _____

SECURITY FOR LOAN
 None Personal residence

Real Property _____
 Street address _____
 City _____

Guarantor _____

Other _____
 (Describe)

Comments: _____

California Form 700 2016 / 2017
Jonathan Pearlman

Additional Single Sources of Income of \$10,000 or more for Elevation Architects, Inc.

MJ SF Investments, LLC
1001 17th – Pennsylvania, LLC
Akdeniz, LLC
Coastanoan, LLC
Lionsmilk, LLC
6635 3rd Street, LLC
Santa Rosa Entertainment Group, Inc.
Todd and Meg Wilson
Jessica Zhou
Ash Gujral
Dean and Amy Gilbert
Seomash O'Brien
Emily Dean and Dwight Swift
Jason Fain and David Shapiro
Benjamin Cook
Eddie McLeod and Brandon Perkins
William Lee
John and Brian Harty