



SAN FRANCISCO PLANNING DEPARTMENT

January 5, 2011

Mr. Bill Wycko
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Mr. Wycko,

On December 15, 2010, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the Draft Environmental Impact Report (DEIR) for the proposed Project at 121 Golden Gate Avenue. After discussion, the HPC arrived at the comments below:

- The HPC agreed with the findings that the subject building is eligible for listing on both the California Register of Historical Resources and National Registers of Historic Places as an individual resource under Criteria 1 (Event) and 2 (Persons) as well as a contributor to the adopted Uptown Tenderloin National Register Historic District under Criterion 3 (Architecture).
- The HPC is pleased to see that the use of the building which makes it historic to begin with is continuing and will be part of the new project.
- The HPC finds the presentation of the partial preservation alternative in the Draft EIR to be problematic and does not support it.
- The HPC agreed that plopping an addition which is essentially the proposed project on top of the existing historic building as shown is not constructive nor does it display much creativity. The HPC finds the design of the proposed addition to be disconnected with the existing historic building.
- The HPC agreed what should be referenced in the Draft EIR are components of the project that would fit within the envelope of the existing building so that the HPC can have the opportunity to further evaluate how the preservation alternative does not meet the program requirements of the project.
- The HPC wanted to be clear that the comments and concerns about the preservation alternative are not a reflection of the programmatic activity the project sponsor wants to fulfill on the site but rather how the document recognizes the responsibility of understanding a preservation alternative in a more technical sense and it be reflected in the environmental document.
- The HPC also stated that a preservation alternative does not have to meet all of the project sponsor's objectives, just most of them.
- The HPC finds the proposed mitigation measures of documentation and salvaging historic material good. However, the HPC recommends that an Interpretive Program

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be incorporated in the interior of the proposed project and that the Program be prepared by a qualified consultants meeting the minimum qualifications.

- The HPC agreed further analysis is needed regarding compatibility of the proposed project, i.e. more photography and/or photo simulations of how the new building will fit into the context of the historic district.
- The HPC agreed that the aesthetics of the proposed project needs further review by Planning Staff and perhaps simplification in terms of material, texture, and color in order to be compatible with the historic district.

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles Chase".

Charles Chase, President
Historic Preservation Commission