



SAN FRANCISCO PLANNING DEPARTMENT

March 7, 2013

Carol Roland-Nawi, Ph.D
State Historic Preservation Officer (SHPO)
Office of Historic Preservation
1725 23rd Street, Ste. 100
Sacramento, CA 95816

Dear Ms. Roland-Nawi,

This letter is in response to the San Francisco Mayor's Office of Housing (MOH) request for review and comment on the Draft Programmatic Agreement (PA) produced as part of the 200 6th Street (Hugo Hotel) Mixed-Use Development Project in San Francisco, CA. As part of this review, the Historic Preservation Commission (HPC) reviewed the following documentation related to the Section 106 Consultation:

- Programmatic Agreement Between the City and County of San Francisco and the California State Historic Preservation Officer Regarding Hayston Apartment Building Mixed-Use Project, Southwest Corner Howard and 6th Streets, San Francisco, California

The HPC held a duly-noticed public hearing on February 20, 2013 to review and comment on the above-mentioned documents. Planning Department staff presented the attached staff report. This letter contains the Commission's view on the effects of this undertaking upon historic properties within the Area of Potential Effect (APE) and the associated Draft PA. This letter will also be forwarded to the Project Sponsor and any other interested parties.

The Historic Preservation Commission's comments and discussion are as follows:

1. The Commission requested that the stipulation for an interpretative program be revised to specify the location of the new interpretative program within a publically-accessible and prominent location on the project site.
2. The Commission requested that the stipulation for HABS-Level Documentation be revised to identify San Francisco Planning Department Preservation staff as the review and approval authority for the HABS-Level Documentation, including consultation with staff on the scope of the documentation and review/approval of all draft material.
3. The Project Sponsor and MOH agreed to revise the Programmatic Agreement to address the Commission's comments.

Public Comment

No members of the public spoke on the item.

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

Sincerely,

A handwritten signature in black ink that reads "Courtney Damkroger". The signature is written in a cursive, flowing style.

Courtney Damkroger, President
San Francisco Historic Preservation Commission

Attachments

- Planning Department Staff Report for Case No. 2011.1105F (200 6th Street Mixed-Use Development Project)

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SAN FRANCISCO PLANNING DEPARTMENT

Section 106 Review and Comment

Hearing Date: February 20, 2013
Filing Date: July 22, 2011
Case No.: **2011.1105F**
Project Name: **200 6th Street Mixed-Use Development**
Project Location: San Francisco, California

Project Sponsor: Mercy Housing California
1360 Mission Street, Ste. 300
San Francisco, CA 94103
Sharon Christen (Project Contact)

Staff Contact: Rich Sucre – (415) 575-9108
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Reviewed By: Tina Tam – (415) 558-6325
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REQUESTED ACTION

The Mayor's Office of Housing (MOH) has asked the Planning Department to participate in reviewing the Draft Programmatic Agreement (PA) and associated supporting documents for the proposed project at 200 6th Street (also known as the Hayston Apartment Building or Hugo Hotel), pursuant to Section 106 of the National Historic Preservation Act. Specifically, MOH has requested review and comment on the following document for this Section 106 review:

- Programmatic Agreement Between the City and County of San Francisco and the California State Historic Preservation Officer Regarding Hayston Apartment Building Mixed-Use Project, Southwest Corner Howard and 6th Streets, San Francisco, California

The Planning Department requests review and comment on the above-mentioned document. A letter documenting the comments on the project may be prepared. If so, the letter should conclude with the HPC's views on the effect this undertaking could have upon historic properties, if any, within the project's Area of Potential Effect (APE). The Director of the Planning Department will then forward the letter containing comments of the HPC to MOH (the Lead Agency) with copies to the State Historic Preservation Officer (SHPO) and the Project Sponsor and any other interested parties.

PROPERTY DESCRIPTION

Constructed in 1909 by architect Theo W. Lenzen, 200-214 6th Street (also known as the Hayston Apartment Building or Hugo Hotel) is a four-story, residential hotel with ground-floor commercial that is currently vacant. The building is constructed with brick masonry and has a three-story round bay window at the corner. On the ground floor, the building is covered with plywood, though a continuous transom is apparent. The building is capped by flat roof defined by a simple molded cornice. Currently,

the building is covered by the “Defenestration” art installation, which was installed in 1998. This art installation includes large pieces of furniture, which was anchored to the exterior of the building.

The subject property is located on a large rectangular-shaped lot measuring 80 ft x 125 ft at the southwest corner of 6th and Howard Streets in the South of Market District. The property is located within the SOMA NCT (South of Market Neighborhood Commercial Transit) Zoning District and a 85-X Height and Bulk District.

200 6th Street has been determined to be a contributing resource to the 6th Street Lodginghouse Historic District, which is eligible for listing in the National Register of Historic Places.

PROJECT DESCRIPTION / UNDERTAKING

The proposed undertaking would result in the demolition of the existing four-story, mixed use, residential-over-ground floor commercial (single-room occupancy hotel) building and the new construction of nine-story, residential mixed-use building. The new construction would be contemporary in architectural style, and would include sixty-seven affordable housing units and approximately 2,845 sq. ft. of new ground floor commercial space.

ENVIRONMENTAL REVIEW STATUS

As a part of the public review process, the Historic Preservation Commission will review the Draft EIR (Environmental Impact Report) for 200 6th Street at a public hearing tentatively scheduled for March 6, 2013.

It should also be noted that the mitigation measures in the Draft MOA are the same as the cultural resources mitigation measures set forth in the Draft EIR.

STAFF ANALYSIS

Area of Potential Effect

The APE includes the properties located within the 6th Street Lodginghouse Historic District, as well as those properties on either side of 6th Street between Folsom and Market Streets, excluding those properties facing onto Market Street. In addition, the APE encompasses those properties on the north side of Howard Street between 5th and 7th Streets, and those properties on the east side of Harriet Street between Howard and Folsom Streets.

Determination of Eligibility

200 6th Street was determined to be a contributing resource to the 6th Street Lodginghouse Historic District, which is eligible for listing in National Register of Historic Places under Criterion A (Events) at the local level of significance.

Determination of Adverse Effects

MOH has determined that the proposed undertaking would result in an adverse effect, due to the demolition of 200 6th Street, which is a contributing resource to the eligible 6th Street Lodginghouse Historic District.

Programmatic Agreement

To address the adverse effect on 200 6th Street (aka Hayston Apartment Building), MOH would execute a Programmatic Agreement (PA) with the SHPO that would require mitigation of the adverse effects of the undertaking. These mitigation measures are designed to address the adverse effects on the historic architectural resources and include the following:

1. Historic American Building Survey (HABS) documentation consisting of a written historical report and archival photographic documentation; and,
2. An interpretive exhibit featuring the history of the site, previous buildings on the site and surrounding historical context. The purpose of the interpretive exhibit is to commemorate the significance and history of the site, the impacted historic resources and the district.

Conclusion

Department Staff concurs with the following elements of the Section 106 Review and Draft PA:

- Project Description/Undertaking: Staff concurs with definition of the Project Description and Undertaking provided by MOH.
- Area of Potential Effects: Staff concurs with the definition of the APE.
- Historic Properties: Staff concurs with the identification of historic properties within the APE.
- Determination of Adverse Effects: Staff concurs with the finding that the project will have an adverse effect on historic properties
- Programmatic Agreement: Staff concurs with the execution of the PA, including the identified mitigation measures that would reduce the severity of the adverse effect of this undertaking, is appropriate.

ATTACHMENTS

- Programmatic Agreement between City and County of San Francisco and the California State Historic Preservation Officer Regarding the Hayston Apartment Building Mixed-Use Project, San Francisco, San Francisco County, California (Draft);
- Letter, from MOH to the Reid Nelson, Office of Federal Agency Programs, Advisory Council on Historic Preservation (November 19, 2012);
- Area of Potential Effect;
- List of Properties within the Area of Potential Effect;
- San Francisco Planning Department, *Historic Resource Evaluation Response: 200-214 6th Street* (January 18, 2012);
- DPR 523D Form: 6th Street Lodginghouse Historic District (August 1, 1997; Updated October 29, 2010);
- DPR 523A and 523B Forms: 200 6th Street (March 27, 2007)
- Proposed Project (Excerpts from Draft EIR)

- Letter, to Douglas Shoemaker from Milford Wayne Donaldson, re: Development of Affordable Family Housing Units at 200-214 6th Street, San Francisco (July 11, 2011; HUD110630B);
- Letter, to Olson Lee from Milford Wayne Donaldson, re: Mixed Use Project, SW Corner Howard and 6th Streets, San Francisco (February 17, 2012; HUD111222A);
- Letter, to Eugene Flannery from Carol Roland Nawi, re: Mixed Use Development, 200 6th Street, San Francisco (November 16, 2012; HUD111222A);
- Letter, to Stu During from Kristina Montgomery, re: Revised record search results for the proposed demolition of a building at the southwestern corner of 6th Street and Howard Street, Block 3711, Lot 001 (June 27, 2011);
- Architectural Resources Group, *Hugo Hotel Feasibility Study* (May 23, 2008); and
- Structural Design Engineers, *Hugo Hotel Preliminary Feasibility Study Report* (July 6, 2012).

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