



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: April 11, 2013
TO: Sarah B. Jones, Acting Environmental Review Officer
FROM: Historic Preservation Commission
CC: Jonas P. Ionin, Acting Historic Preservation Commission Secretary
Tim Frye, Preservation Coordinator
Rachel Schett, Environmental Planner
RE: **Review and Comment on Draft Environmental Impact Report (DEIR)**
200-214 6th Street
Case No. 2011.0119E

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The HPC appreciates the opportunity to participate in review of this environmental document. On March 6, 2013 and March 20, 2013, the Historic Preservation Commission (HPC) held public hearings and took public comment on the Draft Environmental Impact Report (DEIR) for the proposed demolition of the existing building at 200-214 6th Street, and new construction of nine-story mixed-use (residential-over-ground floor commercial) building.

After discussion, the HPC arrived at the comments below:

ALTERNATIVES

The Commission commented on the preservation alternative and questioned whether a partial preservation alternative could also be evaluated that utilizes the maximum allowed height and bulk for the project site.

The Commission also commented on the level of information of the preservation alternative. Specifically, the Commission noted that the environmental document should contain floor plans and additional architectural information (ie. dwelling unit mix, unit count, etc.) on the preservation alternative, in order to demonstrate whether or not the alternative fulfills the objectives and goals of the proposed project. Overall, the preservation alternative should be better developed to illustrate a viable reuse scheme.

NEW CONSTRUCTION

The Commission expressed support for the overall project, but noted that the design of the new construction does not appear to be compatible with the surrounding National-Register eligible historic district. Specifically, the new construction should draw from the adjacent historic buildings, and incorporate elements, including cornice lines, in order to reinforce the building's compatibility within the historic district. The Commission finds that the design of the project pursuant to the Secretary of the Interior's Standards for Rehabilitation could be refined to better demonstrate the project's compatibility with the surrounding eligible historic district.