



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 700

HEARING DATE: January 16, 2013

Date: January 16, 2013
Case No.: **2000.1164E**
Project Address: **1880 Mission Street**
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
65-X Height and Bulk District
Block/Lot: 3547/002A
Project Sponsor: Avant Housing
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ADOPTING FINDINGS RELATED TO MITIGATION MEASURE 1.3-HISTORICAL RESOURCES (INTERPRETATIVE DISPLAY) OF THE MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED DEMOLITION AND NEW CONSTRUCTION AT 1880 MISSION STREET (ASSESSOR'S BLOCK 3547, LOT 002A), LOCATED WITHIN MISSION ST NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. On October 6, 2005, the San Francisco Planning Commission certified the Final Environmental Impact Report for the proposed project at 1880 Mission Street (Case No. 2000.1164E). The proposed project includes demolition of a known historical resource, the Roesch Building, and the new construction of a seven-story mixed-use development with 194 dwelling units, 9000 sq ft of ground floor commercial space, and 181 off-street parking spaces.
2. As part of the 1880 Mission Street Final Environmental Impact Report (FEIR) (Case No. 2000.1164E), Mitigation Measure 1.3 of the Historical Resources stated that the Project Sponsor (Avant Housing) would:

...provide a publicly accessible interpretative display area on the project site to include interpretative materials, such as photographs, oral histories, architectural drawings and site plans, and written histories documenting the lives of, and events associated with, past occupants of the Roesch Building, including the German-American social history that occurred both in the Mission neighborhood and in the building itself. The interpretative display would be prepared by a professional exhibit designer and historian. The interpretative display would also include samples of the labels printed in the Roesch Building or other printed products, as

available, and portions of the sheet metal siding. The interpretative display would be submitted to the San Francisco Landmarks Preservation Advisory Board (LPAB) for review and approval prior to issuance of a final certificate of occupancy for the project. Copies of all interpretative materials shall be donated to the History Room of the San Francisco Public Library. The LPAB may appoint a liaison to work with the project sponsor in directing the research on the interpretative materials.

This mitigation measure requires approval from the San Francisco Landmarks Preservation Advisory Board (LPAB) and needs to occur prior to the issuance of the Final Certificate of Occupancy.

In January 2009, the Historic Preservation Commission was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB.

3. On January 16, 2013, the Department presented the proposed interpretative display to the Historic Preservation Commission for review and approval. The Commission's comments on the adequacy, content and location of the interpretative display would be forwarded to the Environmental Review Officer for confirmation of compliance with Mitigation Measure 1.3-Historical Resources of the 1880 Mission Street Final Environmental Impact Report.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed interpretative display for 1880 Mission Street, on Lot 00A2 in Assessor's Block 3547, and this Commission finds the interpretative display is in fulfillment of Mitigation Measure 1.3-Historical Resources of the 1880 Mission Street Final Environmental Impact Report and has provided the following:

- The Project Sponsor will continue to work with Planning Department Preservation staff to either reconsider the ceramic tile material given the current design, or redesign the interpretative display to accommodate the ceramic tile material and grout lines.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2000.1164E to the Environmental Review Officer (ERO).

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on January 16, 2013.

Jonas P. Ionin
Acting Commission Secretary

PRESENT: Damkroger, Hasz, Johns, Martinez, Matsuda and Wolfram

ABSENT:

ADOPTED: January 16, 2013