

## **Appendix D:**

# **Presentation Materials, Architectural Review Committee Hearing 11/4/2015**

TO THE

## **Responses to Comments**

### **901 16<sup>th</sup> Street and 1200 17<sup>th</sup> Street Project**

PLANNING DEPARTMENT  
CASE NO. 2011.1300E

STATE CLEARINGHOUSE NO. 2015022048



Written comments should be sent to:

Sarah B. Jones Environmental Review Officer | 1650 Mission Street, Suite 400 | San Francisco, CA 94103  
or Sarah.B.Jones@sfgov.org



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** October 28, 2015  
**TO:** Historic Preservation Commission  
**FROM:** Gretchen Hilyard, Preservation Planner, 415-575-9109, and  
Chris Thomas, Environmental Planner, 415-575-9036  
**REVIEWED BY:** Timothy Frye, Preservation Coordinator, 415-575-6822  
**RE:** 901 16<sup>th</sup> Street and 1200 17<sup>th</sup> Street DEIR

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At the Historic Preservation Commission (HPC) hearing on September 16, 2015, the commission reviewed the Draft Environmental Impact Report for 901 16<sup>th</sup> Street/1200 17<sup>th</sup> Street. At that hearing, the HPC requested that the project be presented to the Architectural Review Committee for an opportunity to discuss the design of the proposal in relationship to the adjacent historic resource.

Attached for reference is the September 21, 2015 Memorandum from the HPC to the Environmental Review Officer outlining the commission's comments and a revised packet outlining the proposed project with emphasis on the treatment of the historic brick office building.



# SAN FRANCISCO PLANNING DEPARTMENT

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September 21, 2015

Sarah B. Jones  
Environmental Review Officer  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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Dear Ms. Jones,

On September 16, 2015, 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 901 16<sup>th</sup> Street and 1200 17<sup>th</sup> Street (2011.1300E). After discussion, the HPC arrived at the questions and comments below:

1. The scale and massing of the proposed project as currently proposed causes an impact to the eligible historic resource identified on the site (the Brick Office Building). The HPC recommended that the project be revised considering the criteria set forth in the Secretary of the Interior's Rehabilitation Standard No. 9 in regards to materials, scale and massing of the proposed adjacent new construction;
2. The HPC also recommended that the project sponsor consider revisions to the project that includes appropriate concepts, such as materials, scale and massing, from the Metal Shed Reuse alternative; and
3. The HPC requests that the proposed project be reviewed by the Architectural Review Committee prior to the EIR certification hearing.

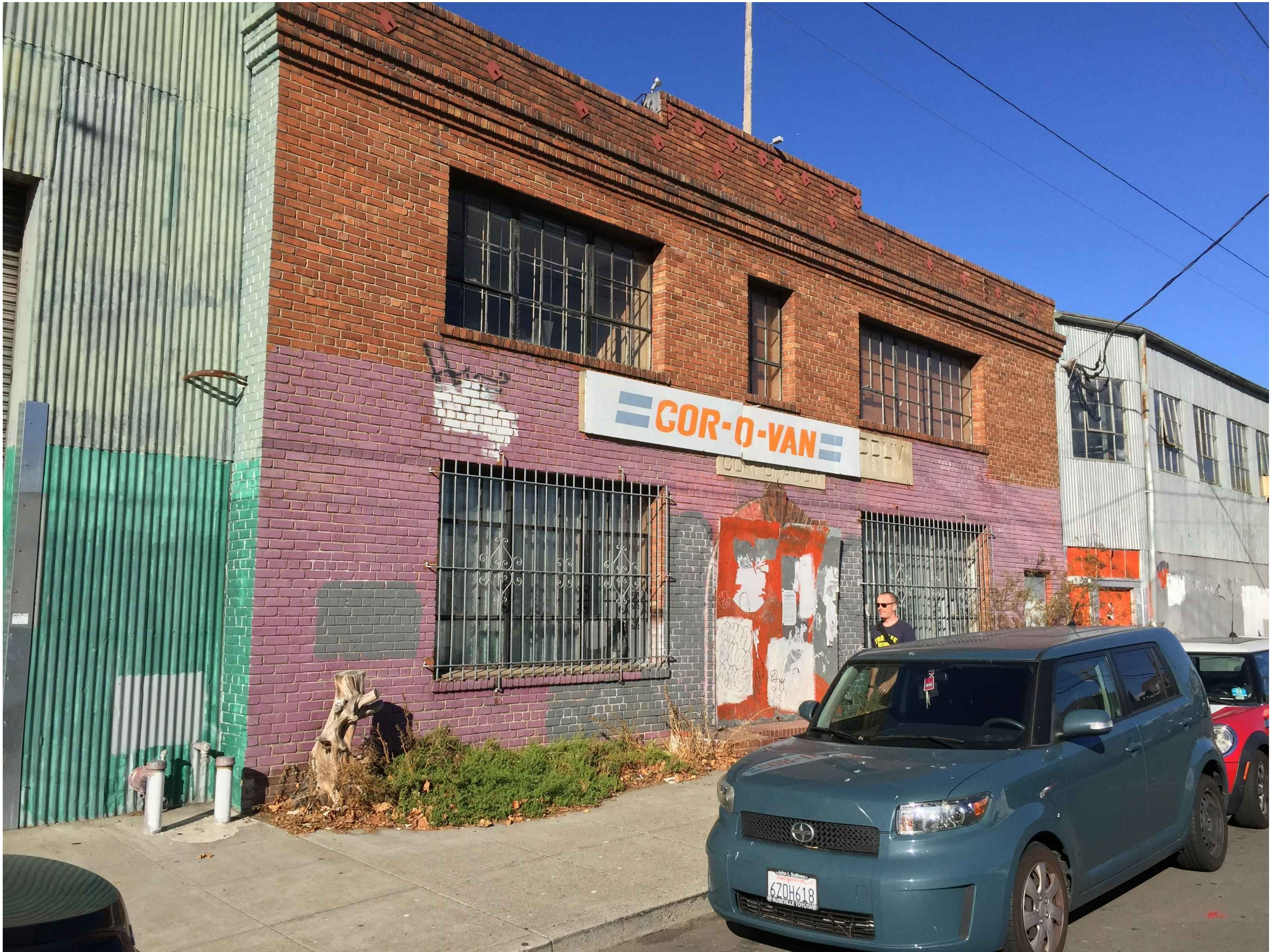
The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wolfram".

Andrew Wolfram, President  
Historic Preservation Commission























VIEW OF EXISTING BRICK BUILDING AND ADJACENT RESIDENTIAL ENTRY

**ENLARGED VIEW OF PERSPECTIVE VIEW ON A1.02 OF LPA SUBMITTED JUNE 19, 2014.**





VIEW FROM 17TH STREET LOOKING EAST

**ENLARGED VIEW OF PERSPECTIVE VIEW ON A1.02 OF LPA SUBMITTED JUNE 19, 2014.**



CHRISTIANI JOHNSON ARCHITECTS, INC.  
665 3rd Street, San Francisco, CA 94107  
Tel. 415.243.9494  
www.cjarchts.com

1200 17TH STREET  
POTRERO PARTNERS, LLC

Scale NTS Date 10.22.2015  
Sheet Title RENDERING





EXISTING  
BRICK  
BUILDING



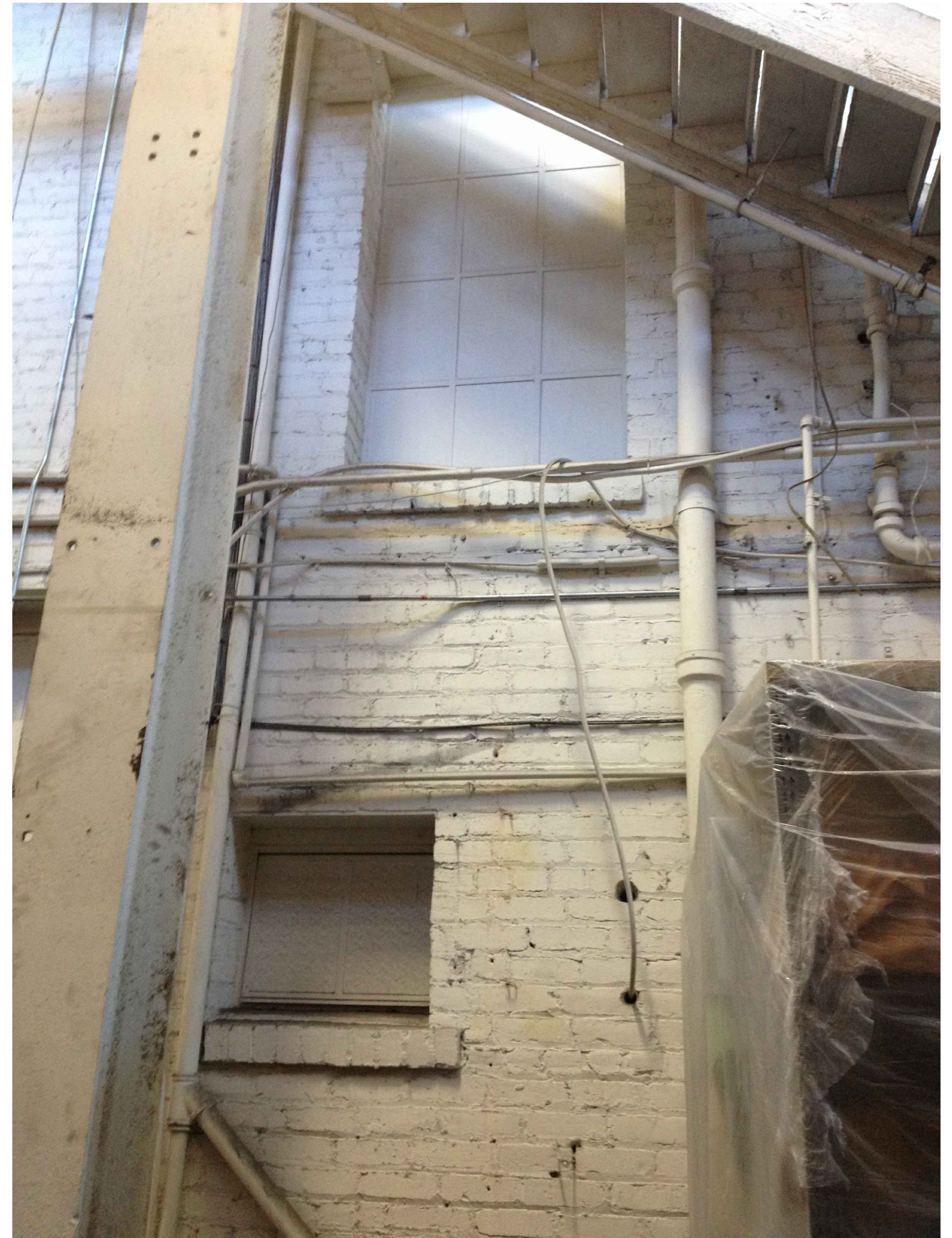
CHRISTIANI JOHNSON ARCHITECTS, INC.  
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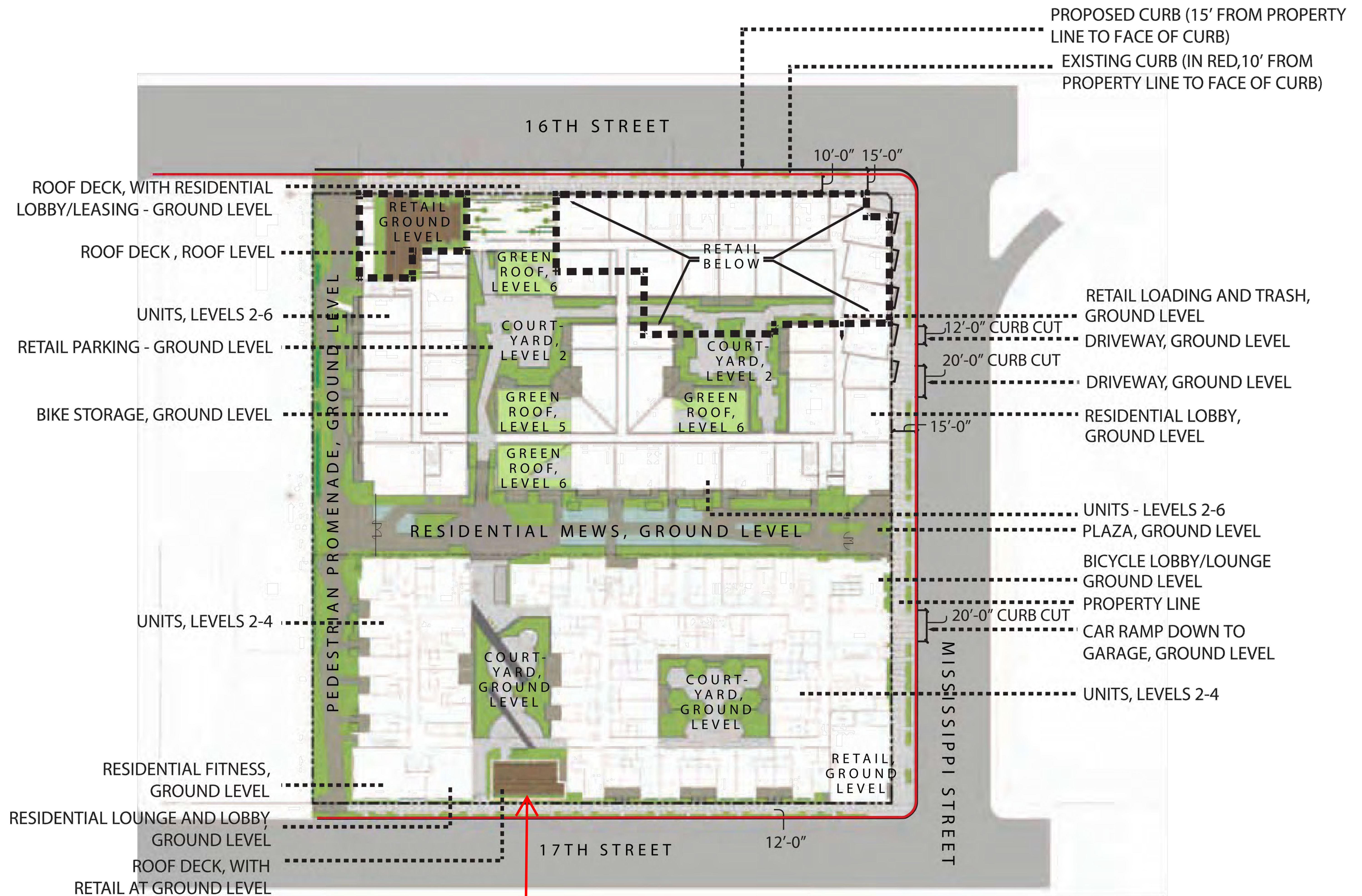
1200 17TH STREET  
POTRERO PARTNERS, LLC

Scale NTS Date 10.22.2015  
Sheet Title HISTORIC PHOTO

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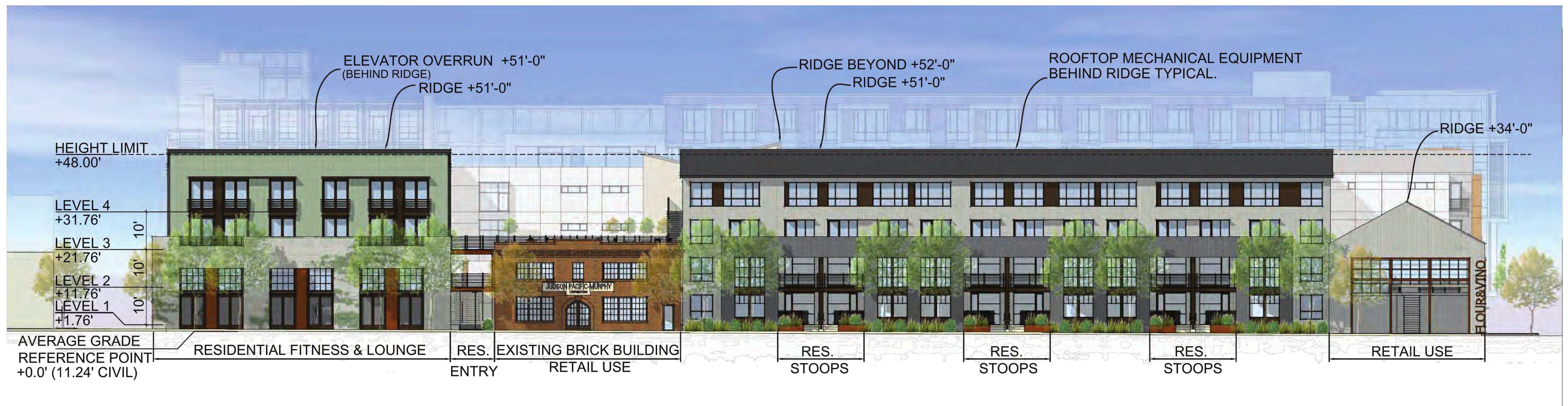




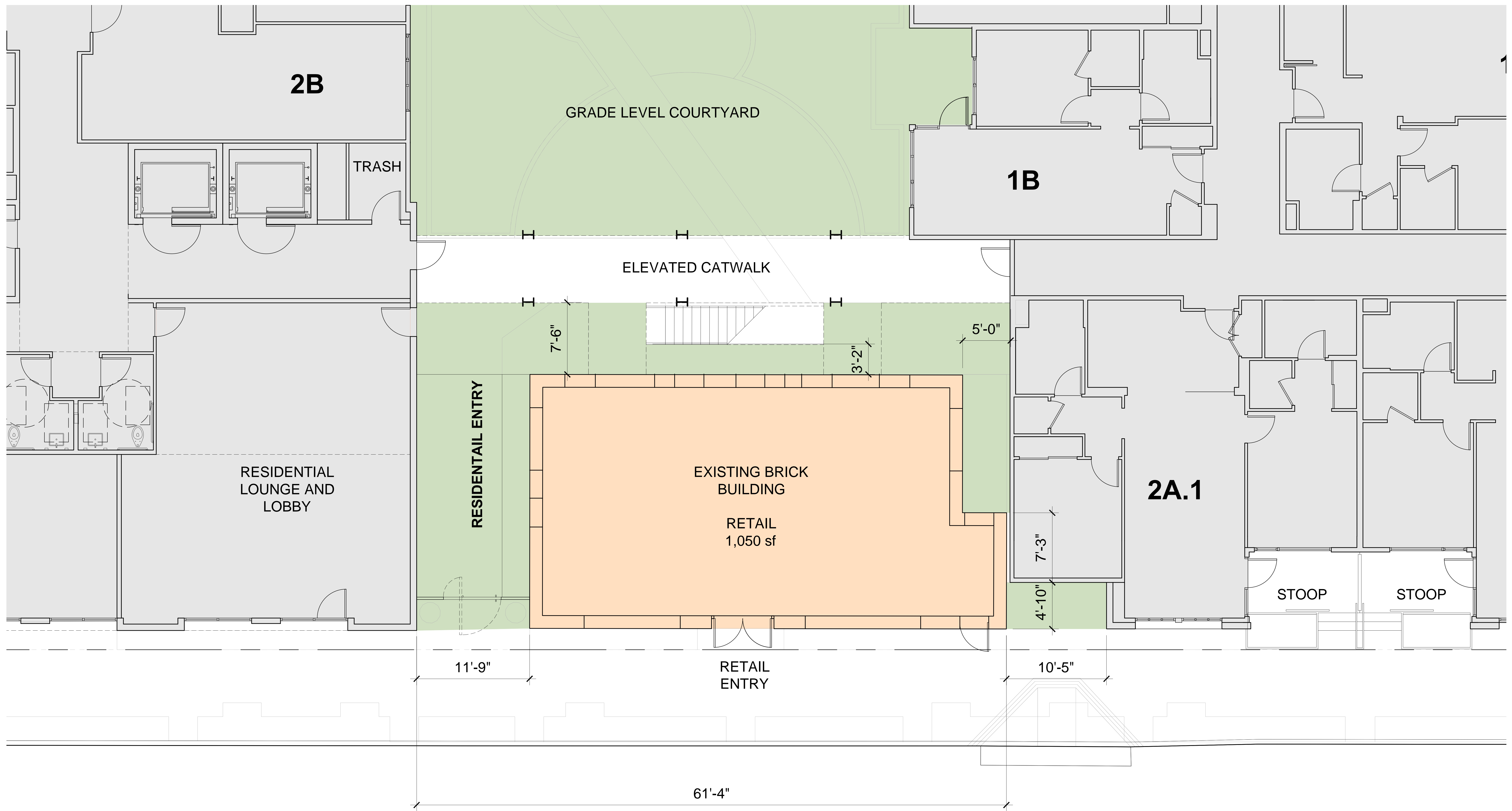
**Figure II.4: Site Plan**  
 Source: PGA Design dated 11/14/2014

Case No. 2011.1300E  
 Draft EIR

901 16<sup>th</sup> Street and 1200 17<sup>th</sup> Street  
 August 2015



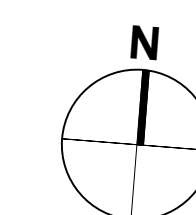
**Figure II.7: Building Elevations, 17th Street (South)**  
 Source: Christiani Johnson Architects, dated 12/17/2014



**ENLARGED VIEW OF GROUND LEVEL FLOOR PLAN A2.02 OF LPA SUBMITTED JUNE 19, 2014.**

SHADED AREA SHOWS EXTERIOR OPEN SPACE PROVIDED AROUND EXISTING BRICK BUILDING.

EXISTING BRICK BUILDING PERIMETER IS 152'-0". 144'-9" LINEAR FEET, OR 95% OF THE EXISTING BRICK BUILDING PERIMETER WILL BE VISIBLE.

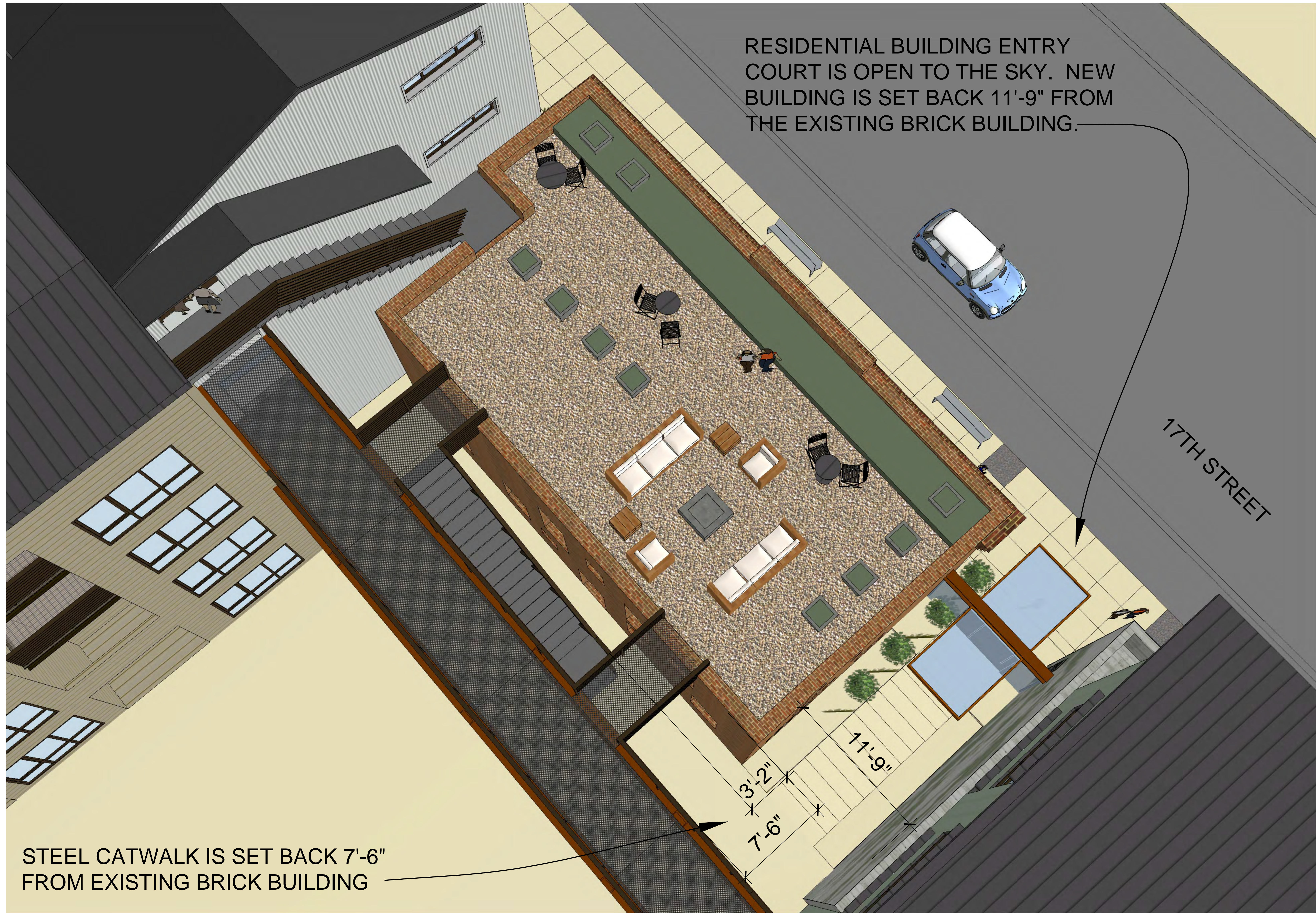


STEEL CATWALK IS SET BACK 7'-6" FROM EXISTING BRICK BUILDING

NEW BUILDING SETBACK 4'-10" IN ORDER TO EXPOSE SOUTHEAST CORNER OF EXISTING BRICK BUILDING



ADDITIONAL VIEW OF EXISTING BRICK BUILDING, ADJACENT RESIDENTIAL ENTRY, AND STEEL CATWALK



ADDITIONAL VIEW OF EXISTING BRICK BUILDING, ADJACENT RESIDENTIAL ENTRY, AND STEEL CATWALK CORRIDOR