Appendix D:


TO THE

Responses to Comments

901 16th Street and 1200 17th Street Project

PLANNING DEPARTMENT
CASE NO. 2011.1300E

STATE CLEARINGHOUSE NO. 2015022048
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 16th Street and 1200 17th Street DEIR

At the Historic Preservation Commission (HPC) hearing on September 16, 2015, the commission reviewed the Draft Environmental Impact Report for 901 16th Street/1200 17th 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.
September 21, 2015

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

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 16th Street and 1200 17th 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,

Andrew Wolfram, President  
Historic Preservation Commission
EXISTING BRICK BUILDING
NEW BUILDING IS SET BACK 8'-0" ABOVE THE SECOND STORY IN ORDER TO MATCH THE BRICK BUILDING DATUM LINE.

VIEW OF EXISTING BRICK BUILDING AND ADJACENT RESIDENTIAL ENTRY

NEW RESIDENTIAL BUILDING SET BACK 7'-0" ABOVE THE SECOND STORY IN ORDER TO MATCH THE BRICK BUILDING DATUM LINE.

11'-9" SETBACK BETWEEN THE EXISTING BLDG AND NEW CONSTRUCTION.

ENLARGED VIEW OF PERSPECTIVE VIEW ON A1.02 OF LPA SUBMITTED JUNE 19, 2014.
NEW BUILDINGS ARE SETBACK ABOVE THE SECOND FLOOR IN ORDER TO MATCH THE EXISTING BRICK BUILDING DATUM LINE.

NEW BUILDING IS SET BACK 4'-10" FROM THE FACE OF THE EXISTING BRICK BUILDING IN ORDER TO EXPOSE SOUTHEAST CORNER OF EXISTING BRICK BUILDING.

VIEW FROM 17TH STREET LOOKING EAST

ENLARGED VIEW OF PERSPECTIVE VIEW ON A1.02 OF LPA SUBMITTED JUNE 19, 2014.
Figure 11.4: Site Plan
Source: PGA Design dated 11/14/2014

Case No. 2011.1300E
Draft ER

901 16th Street and 1200 17th Street
August 2015
Figure II.7: Building Elevations, 17th Street (South)
Source: Christiani Johnson Architects, dated 12/17/2014
EXISTING BRICK BUILDING
RETAIL
1,050 sf

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

RESIDENTIAL BUILDING ENTRY COURT IS OPEN TO THE SKY. NEW BUILDING IS SET BACK 11'-9" FROM THE EXISTING BRICK BUILDING.

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

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