



Main Post

Planning & Design Guidelines

The Presidio Trust
February 2007

Front Cover

Historic photo of the Alameda, the ceremonial entry into the Main Post from Presidio Avenue

Main Post Planning and Design Guidelines

These planning guidelines are not currently complete. Sections will be added in the future which correspond to the Table of Contents below. Sections that are missing from this current edition are shown in grey. Once supplied, they can be added to the binder in the appropriate location.

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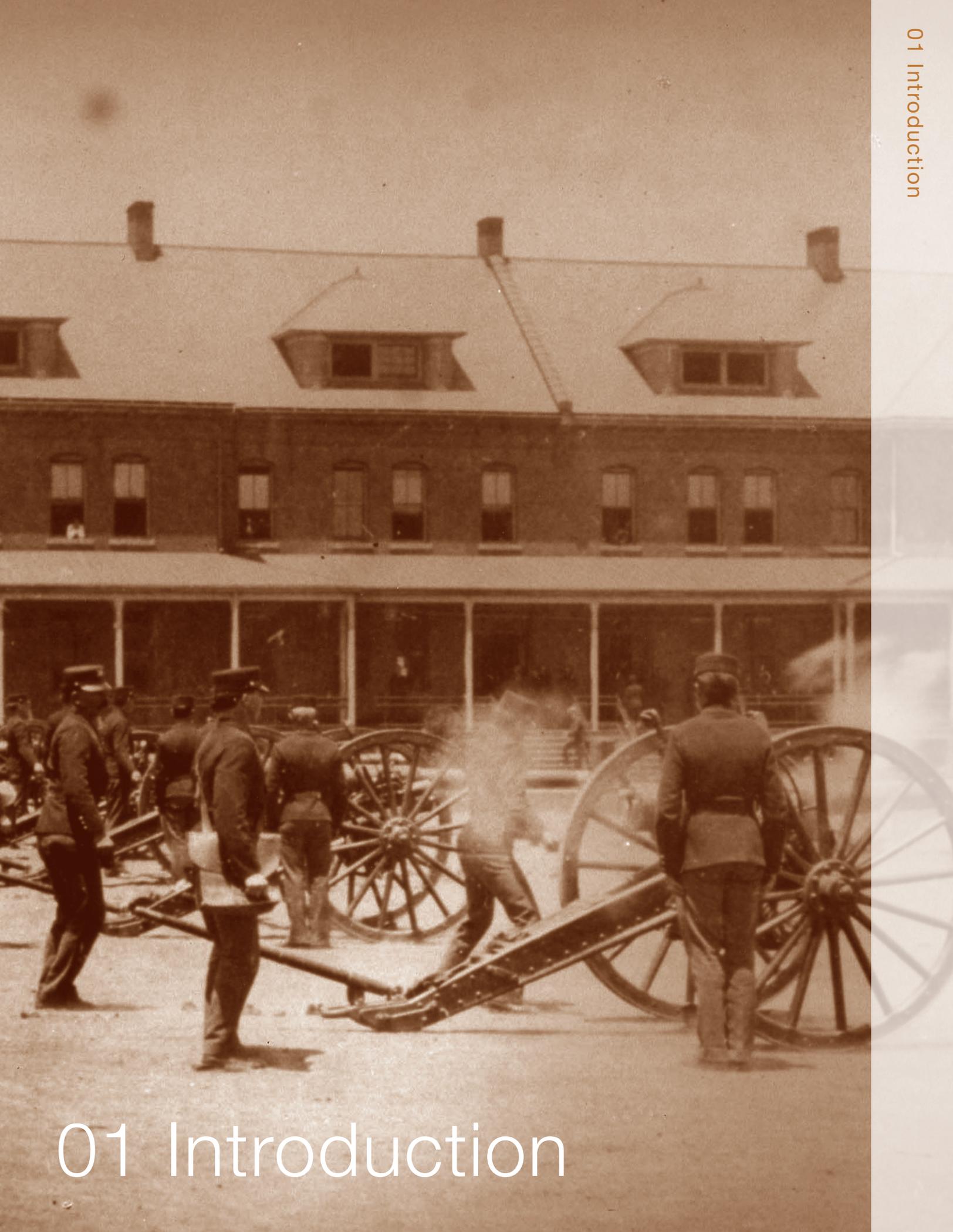
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01 Introduction



Introduction

The Main Post is the oldest part of the Presidio. It dates from 1776 when the Spanish constructed their military garrison from adobe bricks and clay tile. Naming their post *El Presidio de San Francisco*, this humble structure marked the founding of the Presidio and, in effect, marked the beginnings of the City of San Francisco. It has grown over two centuries, and operated as a military post under three flags. When the Army left the Presidio in 1994, they left behind an extraordinary array of historic buildings and open spaces, including a 300-acre forest spread over 1400 acres. Today the Main Post remains the heart of the Presidio, retaining its role as the historic, social, and administrative center of the Presidio.

Moving into the 21st century as a national park, the Main Post must meet its changed circumstances. The Presidio Trust will find new uses for the buildings, bringing new tenants and residents to the Presidio. More public events and activities will animate the open spaces, and increased numbers of park visitors will come to the site to learn about the Presidio's history, and to enjoy its scenic beauty. The *Main Post Planning and Design Guidelines* are intended to guide the physical changes in a way that keeps the spirit of the place alive, and that preserves its character.

The Presidio Trust's mission is to preserve the Presidio as an enduring resource for the American people. The *Main Post Planning and Design Guidelines* seek to recognize and protect the cultural and historic significance of its archeological resources, historic buildings and cultural landscapes, so that physical changes and appropriate new uses will not compromise its character or appearance.

Planning Guidelines

The rehabilitation approach for historic structures and landscapes contained in the Main Post Planning and Design Guidelines is derived from the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (NPS 1996). They are written to be consistent with guidance provided in the "Interpreting the Standards Bulletins" produced by the National Park Service (NPS).

The planning concepts in the *Main Post Planning and Design Guidelines* were originally set forth in the *Presidio Trust Management Plan* or PTMP; they provide specific direction and additional clarity to those who are planning or designing projects within the Main Post. The PTMP organized Main Post planning concepts in four categories.

1. Spatial Organization and Land Use Patterns

- Maintain the Main Post as the heart of the Presidio through rehabilitation, reuse, and interpretation of historic buildings, open spaces, and archeological resources.
- Consider selective placement of compatibly-scaled infill construction and/or landscape treatments to strengthen the historic open spaces.

2. Buildings and Structure

- Interpret the archeological resources of El Presidio.
- Enhance the historic building clusters and their landscapes.
- Reestablish the connection between buildings and their parade grounds.
- Orient new buildings and structures so that they reinforce the historic framework and layout of the Main Post.

3. Open Space, Vegetation, and Views

- Retain and enhance significant open spaces.
- Restore the Main Parade and reinforce its edges.
- Commemorate El Presidio's walls and building footprints.
- Improve pedestrian and visual connections between Crissy Field and the Main Post.
- Maintain small structures and symbolic objects.
- Re-establish historic views and visual connections.

4. Circulation and Access

- Simplify the road networks, clarify circulation, and create a hierarchy of routes.
- Maintain Halleck Street as the primary connection to Crissy Field.
- Consider removal or reduction of large surface parking lots.
- Develop pedestrian and bicycle networks.
- Develop a transit hub at the north end of the Main Post.

The *Main Post Planning and Design Guidelines* also integrate recommendations that were made in the 2002 *Cultural Landscape Assessment, Principles for the Future: A Cultural Landscape Assessment of the Main Post*, which provides a thorough study of the site's history and growth patterns, and recommendations for applying this information to future projects. The goal of its recommendations is to enhance the Main Post's cultural landscape by reestablishing the historic patterns and formal features of the Main Post that have largely disappeared since the post-War period. The cultural landscape assessment provides a historical framework and explanation for specific site decisions.

The Planning and Design Guidelines reflect the Presidio Trust's intentions for future development projects, and serve as guidelines for projects as they move through the planning and design process. They also form the criteria against which the Presidio Trust conducts its own design review process. The Trust's intent is to ensure that design and construction conforms as closely as practicable to the Planning and Design Guidelines.

02 Planning Framework





Framework

Cluster Areas

Although the Main Post is a clearly defined district within the Presidio, it is not uniform or homogenous in physical appearance, character or use. The cultural landscape assessment for the Main Post identified six discrete cluster areas within the Main Post. They are defined by their common histories, building types, and landscape features. The cluster areas in general contain building ensembles that are united by size, scale, color, and building type. In the case of the Main Parade cluster, the large, red-brick Montgomery Street Barracks, containing five identical buildings, create an ensemble of unusual cohesiveness. The ensemble of thirteen nearly identical Officers' Quarters on Funston is equally cohesive and strongly defines the cluster area.

Seeing the Main Post in this way allows project designers and planners to understand that there is not a "one size fits all" approach to landscape design, plant palette selection, building materials, street furniture or even land use.

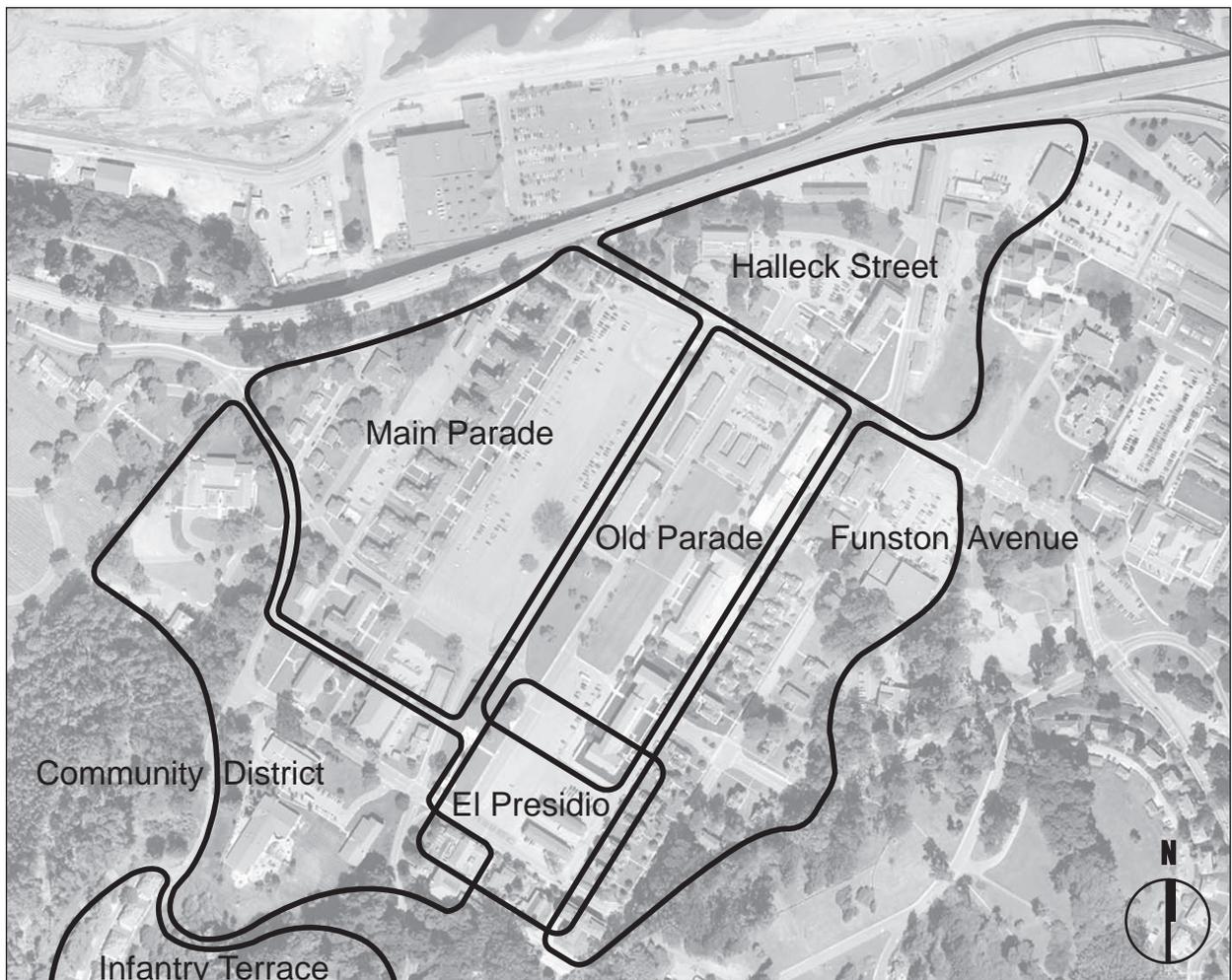


Figure 2.1
Cluster areas within the Main Post

Views

El Presidio de San Francisco was located on its particular site by the Spanish military because it offered strategic views of the San Francisco Bay. Motivated by a need to observe and guard the mouth of the Bay, each successive building campaign on the Main Post maintained views and sight lines to the north, locating buildings within the topographic fall of the site so that the Bay was always visible from El Presidio and from the upper parts of the Main Parade. Today, these scenic vistas of the water remind us of the military role played by the Presidio of San Francisco. It is therefore critical to maintain and protect the existing major view corridors afforded from the Main Parade, and El Presidio, as well as smaller viewsheds from various buildings and places. The placement of infill construction, new trees, and other site elements must protect and maintain views.



Figure 2.2
Important views to protect at the Main Post

Three Parade Grounds

Starting in the late 1930s, the Army began making changes to the Main Post that significantly altered the historic character, appearance, and separation between El Presidio's parade and the Old Parade. First, the construction of Buildings 38 and 39 on the eastern portion of the Old Parade made it much narrower and eliminated a ceremonial walkway that demarcated the two parades. Up until this time, El Presidio's parade was paved in hard-packed earth, while the surface of the Old Parade was turf. After Buildings 38 and 39 were built, El Presidio's parade was paved with asphalt and, in 1941, two temporary wood barracks (Buildings 40 and 41) were built within it.

From the end of the Second World War to the early 1960s, the Army made a number of changes that significantly affected the Main Parade and its relationship to the Old Parade. They demolished the group of buildings situated between Anza and Graham Street south of Buildings 86 and 87. They paved and widened the Main Parade for use as a parking lot, incorporating Anza Street into the parking lot. And finally, in 1968 they constructed Building 34. These actions completely changed the character of the Main Parade and eliminated the building mass that separated it visually from the Old Parade. Parked cars and asphalt significantly changed the character of the Main Parade, and Anza Street lost its definition as a roadway and became an extension of the parking lot.

As a result of these changes, the distinction among the three Main Post parade grounds has been lost, and the original character of these open spaces has been greatly compromised. As envisioned in the PTMP, future efforts will be directed towards restoring definition between the three parades, to enhance the cultural landscape that remains, and return some missing elements to the historic setting. This will be done by defining the perimeter of the original El Presidio, by enhancing the separation between the Main and Old Parades, and by narrowing the Main Parade. Doing so will make the Main Post's landscapes more defined, and will enhance their overall appearance.



Figure 2.3
Aerial view of the three parades taken in the mid 1920s

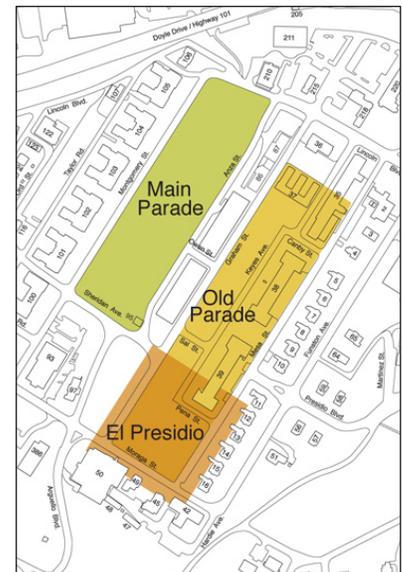


Figure 2.4
Three parade grounds

Revealing El Presidio

The archaeological resources encompassing El Presidio will be a focal point for visitor orientation, educational programs, and commemoration of the Presidio's cultural heritage. On going archaeological field work will continue in this area for years to come, bringing a living interpretive opportunity to the site, to be supported by exhibits, tours, and interpretive waysides. The long-term plan for archaeological work at the Presidio is outlined in the draft document *Levantar: The Presidio of San Francisco Archaeological Management Strategy* (May 2004).

Presidio archaeologists follow the best practice of backfilling their sites after they have been located, excavated, and recorded. Landscape design treatments will be developed that mark the location of these resources on the surface, eventually indicating the full size and shape of El Presidio. This landscape treatment will mark the four sides of the enclosing walls, affecting the following areas:

- The Officers' Club, Building 49, the Main Post Chapel and Pershing Hall.
- The backyards of the Funston Avenue Officers' Row (Buildings 11 through 16),
- The eastern edge of Pershing Square
- Portions of the parking lot and lawn perpendicular to Building 39.

In addition to marking the four perimeter walls, the interior of El Presidio's quadrangle, originally a drill field, will be demarcated in some way. Consideration should be given to relocating Buildings 40 and 41, in order to reestablish the historic open space of the quadrangle. Although parking will be permitted in this area, paving materials may be changed to distinguish it from adjacent parking areas, so that it reads as a "plaza" rather than a parking lot.

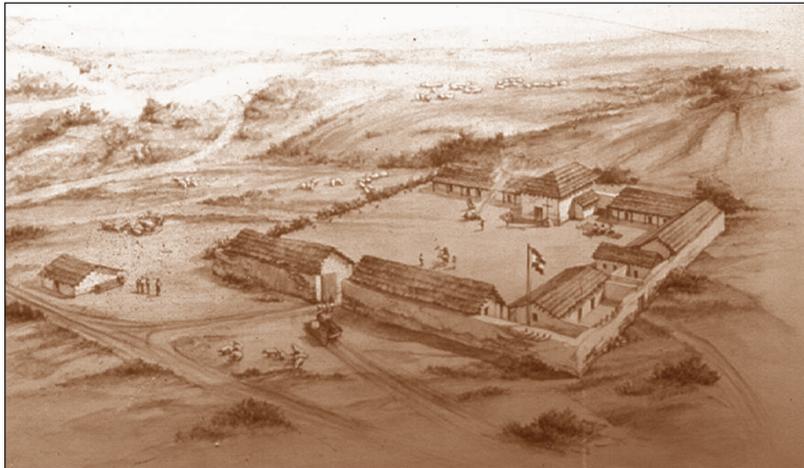


Figure 2.5
Sketch view of El Presidio circa 1852

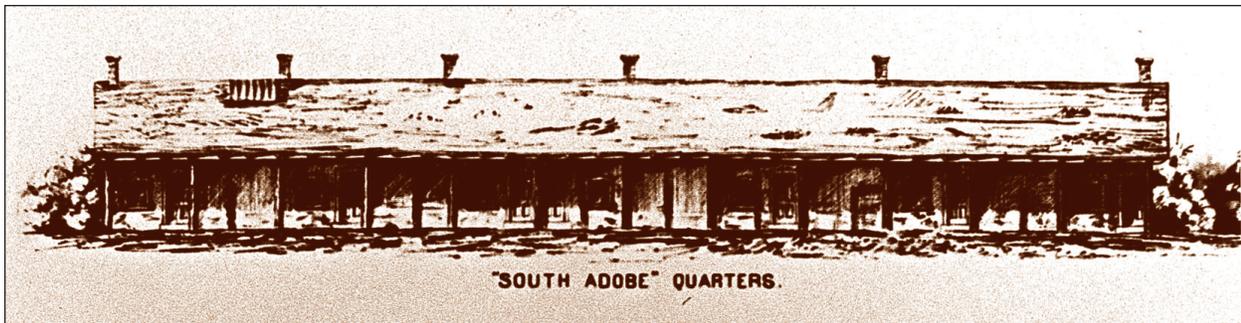


Figure 2.6
Historic sketch of original El Presidio adobe

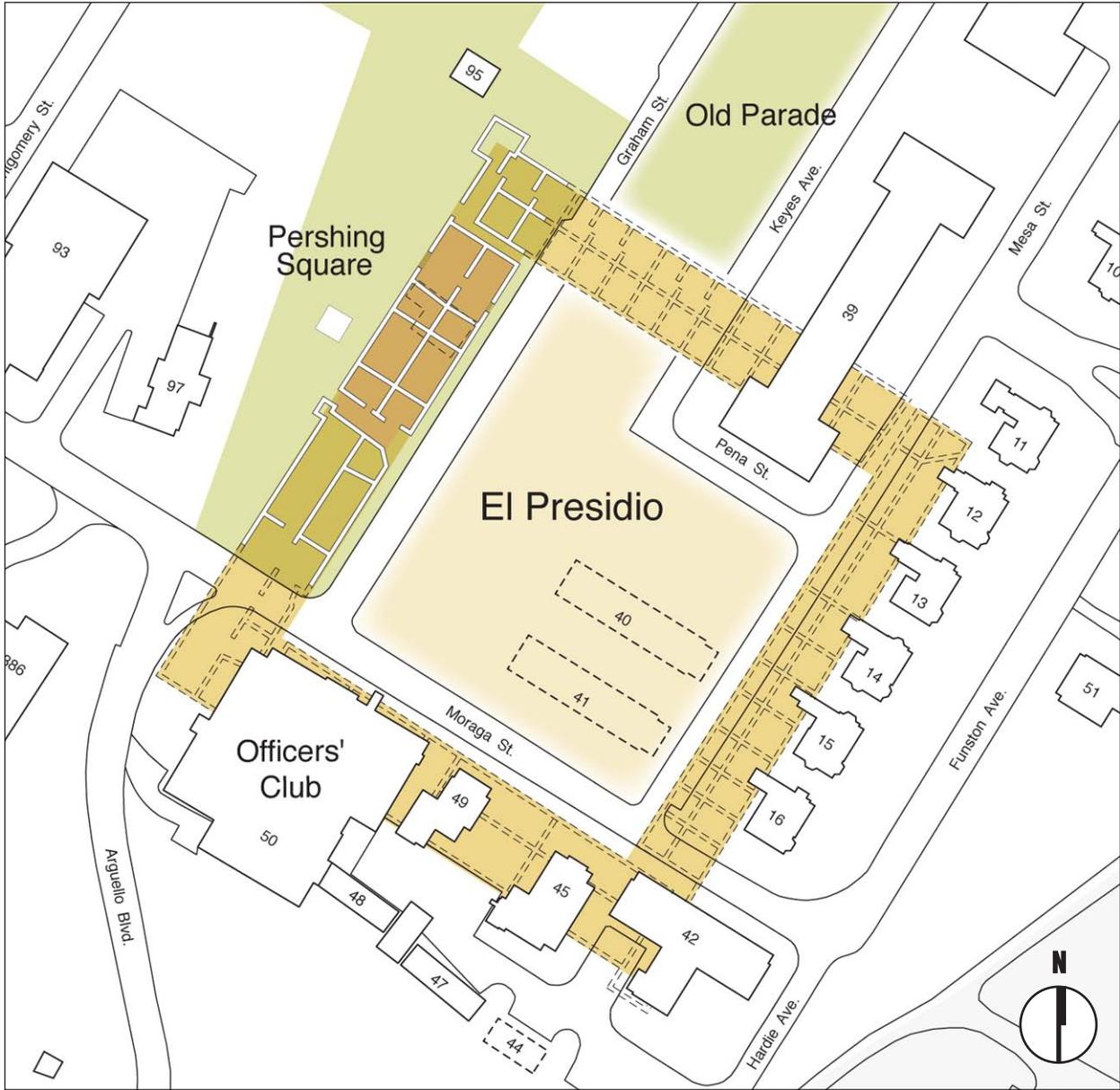


Figure 2.7
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Greening the Main Parade

Building on the vision presented in the PTMP for the Main Post, the present 7-acre asphalt parking lot that occupies the Main Parade will be removed and replaced with lawn or other compact, walking surfaces. It will be transformed from a 700-car parking lot to a public space, an urban park at the heart of the National Park, where festivals, concerts and public events will take place alongside picnicking and other outdoor activities. Its eastern edge will be reestablished with landscape materials or small structures to help restore its original width.

Figure 2.8

Conjectural view of the Main Post after the transformation of the central parking lot into a green space. This view includes the proposed reconstruction of Doyle Drive, with a section of the highway in a tunnel adjacent to the Main Post.



Pedestrian Circulation

The system of sidewalks and pedestrian paths will be improved so that continuous east/west circulation is provided, crossing the open spaces as required. A major north/south pedestrian spine will be provided following the alignment of Anza Street, and extending in both directions to link the Officers' Club to the Transit Center, and will continue north to Crissy Field. This spine, to be called the Anza Esplanade, will help organize the visitor's experience at the Main Post, providing a pleasant, car-free circulation zone that contains visitor amenities, wind-protected seating areas, and interpretive materials. By including trees, small-scale structure and other landscape elements, it will provide a more intimately scaled setting than the large open spaces of the two Parade Grounds provide. It will link

the major visitor destinations, starting at the Crissy Field Center, and ending at the Officers' Club. Visitors arriving at the Transit Center will walk directly onto this pedestrian corridor, and the future Visitors' Center will be accessible by an intersecting sidewalk. It will be a staging area for ranger tours, an outdoor place for tenants and visitors to have lunch, and a setting for many individual and group activities.

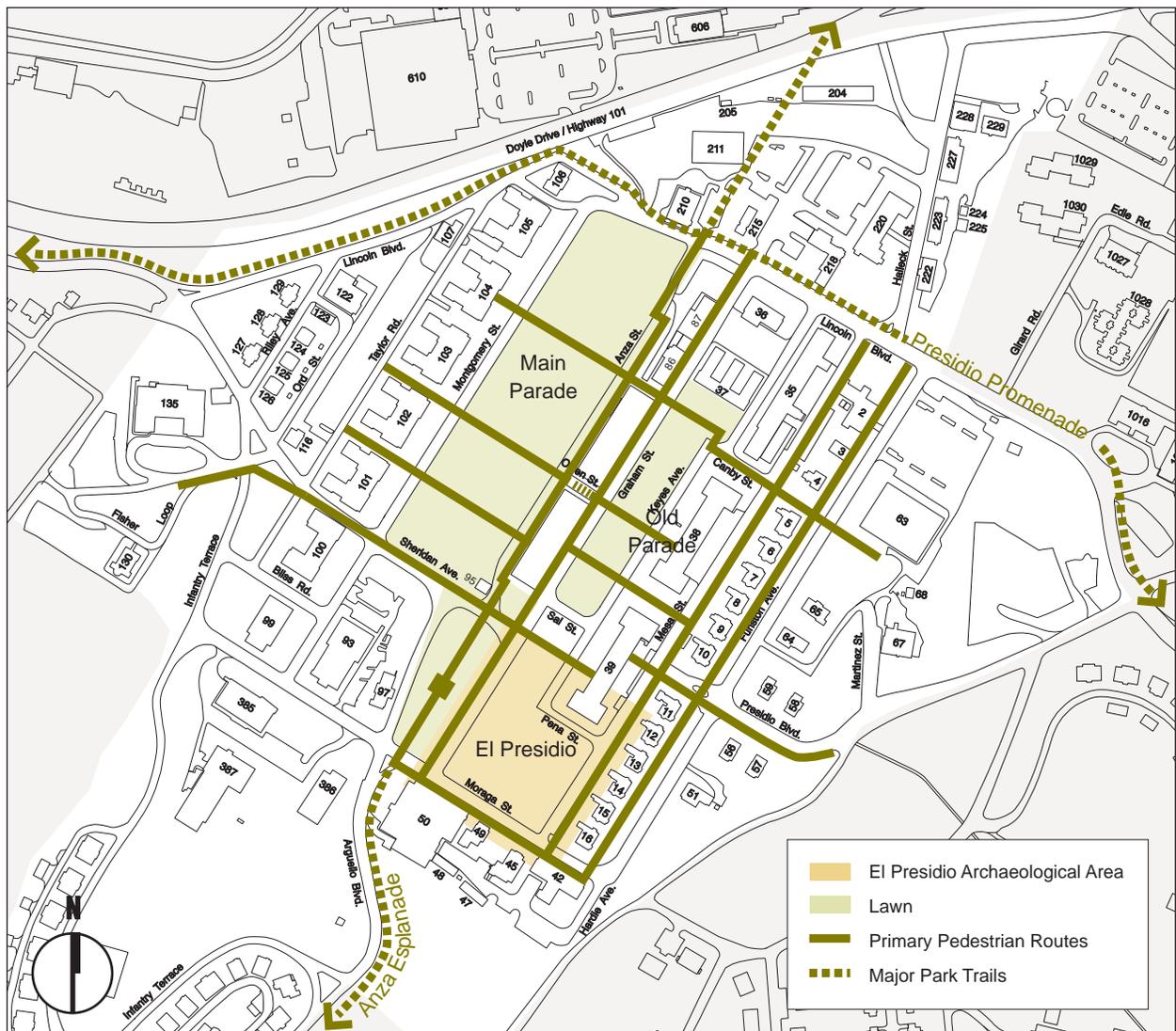
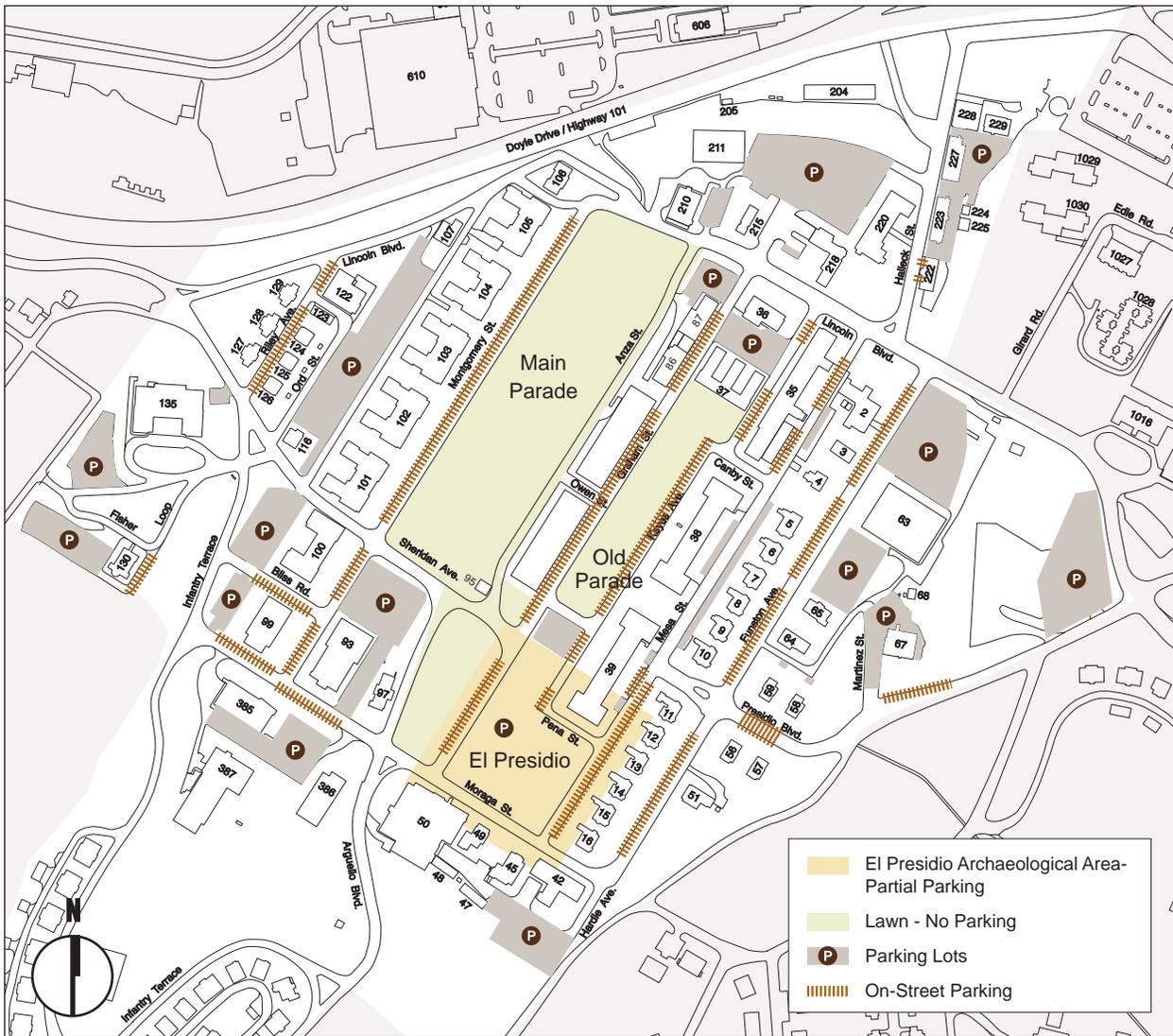


Figure 2.9
Pedestrian circulation diagram shows the proposed primary pedestrian paths intended for the Main Post

Parking Strategy

The benefits of removing the unsightly Main Parade parking lot are many, but replacement parking must also be provided in order to make this transformation a viable one. The strategy developed here is to replace the large, central lot with smaller, decentralized parking lots located close to building clusters, putting the parking closer to the buildings it serves. Existing street parking will be preserved and new street parking will be added. In addition, locations for possible parking structures have been identified. The goal is to maintain the current number of parking spaces for 2070 cars available on the Main Post, but to relocate them to new and improved lots. Tenants are expected to share available parking and will not receive “assigned” parking spaces. The Presidio Trust will ensure that sufficient parking is provided for tenants and visitors, but will regulate the parking supply to discourage excessive driving.

Figure 2.10
Parking diagram shows the approximate locations of new and existing, improved parking lots and on-street parking after the Main Parade parking lot is removed.



Automobile Circulation

The Main Post grew gradually over 225 years. Spurred by military engagements that resulted in population increases to the Presidio, the Main Post gained buildings and expanded its geographic area. The network of roads and pedestrian paths expanded in response to each building campaign and the construction of the three parade grounds, without consideration for legibility or ease of travel by outsiders. The resulting road network and system of sidewalks is haphazard and confusing, especially to first-time park visitors and new tenants. Multiple roads lead to the same place and uniform road widths makes it hard to distinguish major roads from minor ones.

A clear road system will be developed that eliminates redundancy and creates a simple network that is easy to navigate. Using the existing

geometric layout, major roads will frame the principal open spaces and connect to the main traffic corridors. Major North/South automobile traffic will be focused on Montgomery Street, Graham Street, and Funston Avenue. Major East/West traffic will be focused on Lincoln Boulevard and Moraga Street. By adjusting road width and improving certain intersections, first-time visitors will be able to tell, intuitively, whether they are traveling on primary or secondary roads.

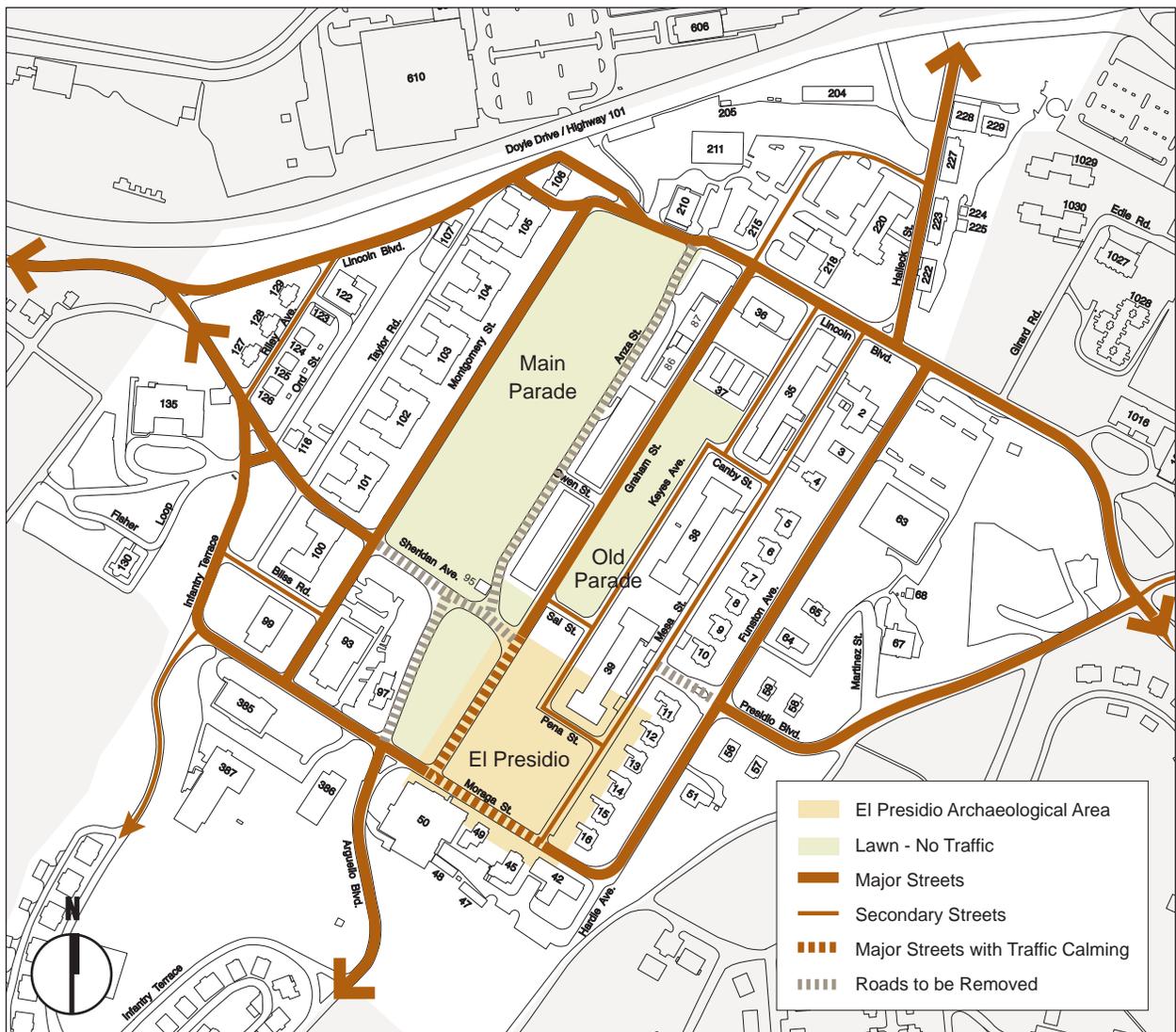


Figure 2.11

Automobile circulation will be kept to the periphery of the Main Post, using three main north/south roads and two main east/west roads. The other roads will become secondary routes, and certain roads or sections of roads will be closed.

Places of Public Engagement

The Main Post is envisioned as the starting point for the park visitor's Presidio experience. It will also act as the cultural and transportation center for tenants and residents. As such, it must be place to serve, educate, and host the public. The Main Post will contain a variety of visitor amenities, educational opportunities and other activities. The Anza Esplanade will serve as a connecting pedestrian spine with public destinations at its head and foot. The Transit Center will provide visitors with public restrooms, connections to public transit, and information about what to do in the park. The Officers' Club at the head of El Presidio, will house the Archaeology Education Center, offering exhibits and educational programs on archaeology and Presidio history. The Officers' Club will continue to provide venues for special events. The Visitors' Center on Montgomery Street, operated jointly by the Presidio

Trust and the National Park Service, will contain historic exhibits and offer visitor information. Restaurants, cultural institutions and other visitor-serving retail establishments will occupy ground-floor spaces creating an accessible public realm. Interpretation of the Presidio's history will be integrated into the design of the Anza Esplanade, and will branch out to all areas of the Main Post.

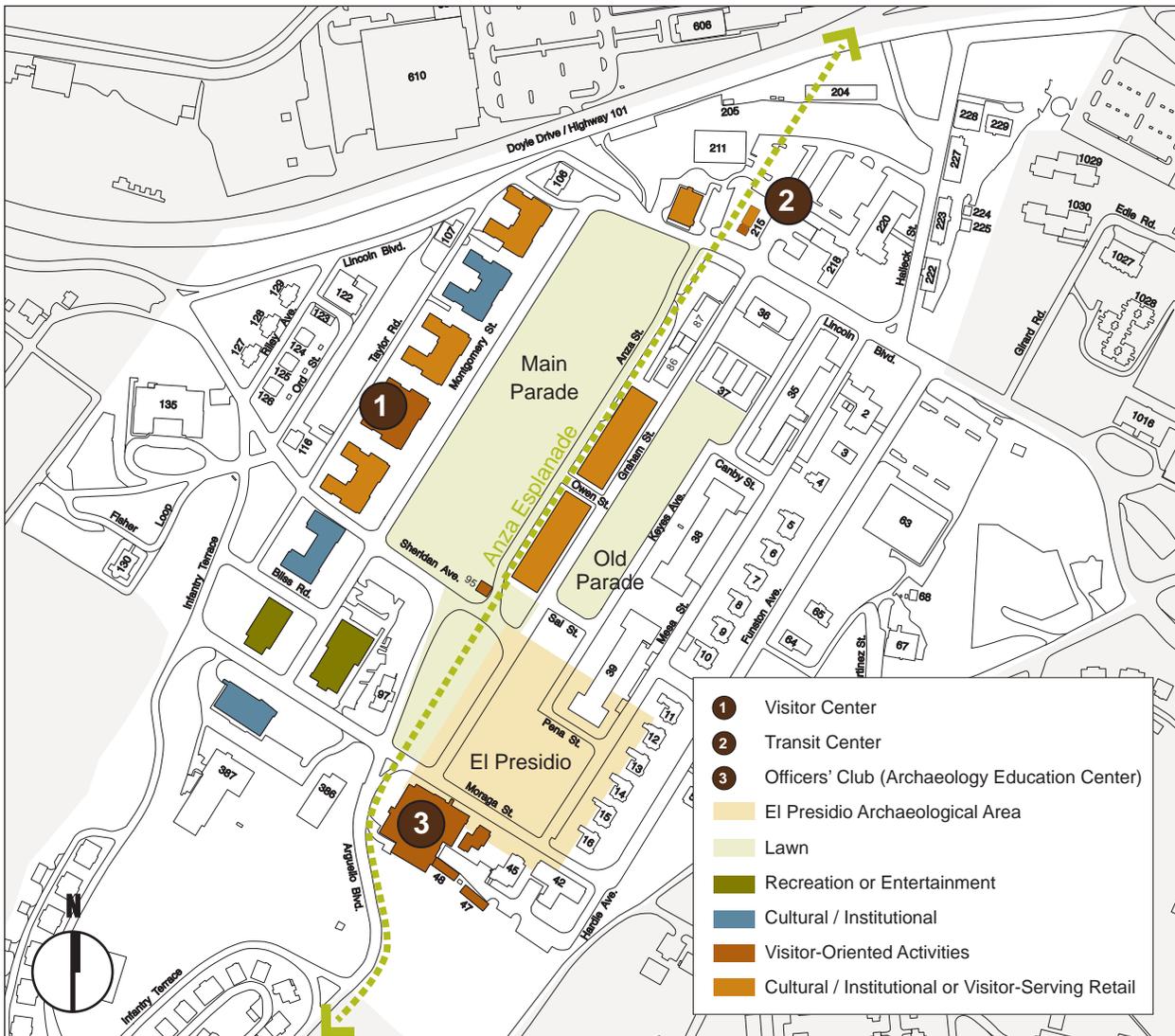


Figure 2.12
Places of public engagement will be developed in a few key locations throughout the Main Post that offer visitor services, information, and educational opportunities. Additional amenities, activities, and a limited amount of retail will also be available to visitors throughout the Main Post on the ground floors of buildings.



03 Building Rehabilitation



Rehabilitation

The historic buildings of the Main Post are listed as “contributing” to the Presidio’s status as a National Historic Landmark, and as such, they have to be rehabilitated in accordance with the *Secretary of the Interior’s Standards for Treatment of Historic Properties with Guidelines for Treatment of Cultural Landscapes* (NPS 1996) and the *Guidelines for Rehabilitating Buildings at the Presidio of San Francisco* (NPS 1995). The following general guidelines apply to the Presidio’s historic buildings:

- Make every effort to adapt the historic structures to compatible new uses that require minimal alteration to character-defining materials, features, spaces and spatial relationships between buildings and their settings.
- Through research, determine the age of existing interior partitions and construction and retain those historic elements that are character-defining. Consider removal of those elements which detract from the historic character of the interior space.
- Rehabilitate the interiors to serve new uses and to meet current building and safety codes in a manner that respects the character-defining features and historic finishes.
- Consider taking advantage of the federal Historic Preservation Tax Incentives program by performing a certified rehabilitation.
- Consider using California’s State Historic Building Code, which includes provisions for latitude with respect to the mandates of regular codes in the interest of protecting and retaining historic materials, methods of construction, and character-defining features.

Main Post Planning & Design Guidelines

Montgomery Street Barracks

- No significant changes should be proposed that would effect primary (east) elevations of any of the barrack buildings. Maintain the uniform quality of the barracks along Montgomery Street.
- Locate new additions and elements, if any, on the sides or in the rear of the buildings.
- If new elements are located on the sides of buildings, they should be placed in such a way that they do not interfere with view corridors between buildings, and are not highly visible from Montgomery Street.
- When designing new additions or elements located at the rear of the buildings, be sensitive to their appearance from Taylor Street.
- The Trust will evaluate proposals which seek to infill rear courtyards based on the cumulative impact this will have on the entire barracks ensemble.
- Minimize the number of new roof-mounted items and penetrations, and concentrate their placement on the three roof sections that face the rear courtyard.
- Maintain the Montgomery Street side as the building's main entrance. Keep the accessible entrance ramp in its current location, making modifications to it as needed to ensure compliance with ADA requirements.
- Buildings 101 through 105 are identical and create a strong visual ensemble. Make no individual building changes that will significantly alter the appearance of the group.
- The Presidio Trust will regulate and prescribe the introduction of new front porch elements to ensure uniformity among all buildings on Montgomery Street. This includes porch light fixtures, any railing alterations or infill design, and design of new landings and ramps at the entry doors.



Figure 3.1

Montgomery Street Barracks create one of the most uniform building ensembles on the Presidio

3.2

Funston Avenue Houses

- For Buildings 5 through 16, which are almost identical in appearance, no significant changes should be proposed for primary (east) elevations or to side (north and south) elevations. Maintain the near-uniform quality of the twelve houses.
- Although the remaining buildings on Funston Avenue (Buildings 2 through 4, 51, 64 and 65) are not identical, they nonetheless contribute to the Funston Avenue streetscape, and only limited changes to their front or side elevations should be proposed.
- Locate new additions and elements in the rear the buildings. Minimize the number of new roof-mounted items or penetrations, and concentrate their placement of the rear of the building.
- The Presidio Trust will regulate and prescribe the introduction of new front porch elements to ensure uniformity among all buildings on the street. This includes porch light fixtures, any railing alterations or infill design, and design of new accessible ramps.

Pershing Hall

- Keep the porch facing Moraga Street open, at least on the first floor level.
- Locate parking and accessible entrances on the rear of the building.
- Locate new additions and elements in the rear the building. Minimize the number of new roof-mounted items or penetrations, and congregate their placement of the rear of the building.

Riley Street

- Maintain the uniformity among identical houses on each side of the street.



Figure 3.2

The Officers' Row on Funston Avenue is another highly uniform building ensemble, where uncoordinated changes to individual buildings would adversely affect the row.

Figure 3.3

Each side of Riley Street contains a group of identical houses, with Building 122, a former gymnasium, being the anomaly at the end of the street.



Figure 3.4

Building 42, also known as Pershing Hall, was built in 1904 for Bachelor Officers' Quarters. It retains much of its original exterior character.



04 Infill Construction



Infill Construction

The purpose of these guidelines is to assist architects and project planners with the design of infill construction proposed for the Main Post. The PTMP states that a maximum of 110,000 square feet of new construction can be added to this district. This new construction is anticipated to take the form of small additions to existing buildings, needed to make new program uses work in the historic structures. In a few cases, this new construction might be a free-standing building, especially if it played a role in strengthening the definition of existing open spaces. In either case, new construction added to the Main Post must be appropriate and compatible with its historic character. The *Secretary of the Interior's Standards for Rehabilitation* provide fundamental guidance for this task. In particular, the following standard should be followed:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Building Form, Volume and Massing

- The design of forms and volumes used for infill construction should be inspired by the historic buildings of the Main Post. Simple, straightforward massing and narrow floor plates characterize these buildings. Overly complicated forms and short, wide structures should be avoided.
- New infill construction should be governed by a proportional system similar to existing Main Post buildings.
- Scale and dimensions of new additions and infill construction must respond sensitively to the scale of the building being added to, as well as the neighboring buildings.
- Rooflines should be simple and direct, emphasizing the horizontality of the buildings. In general, shaped roofs are preferable to flat roofs. Massing of the new roofs must respect the articulation of surrounding roof forms.



Figure 4.1
Gables, hips, and sheds, as well as a few flat roofs, make up the Main Post skyline



Figure 4.2
Building 220, on Halleck Street, is a straightforward architectural composition created with simple geometric shapes.

Fenestration

Windows are character-defining architectural elements. Shape, scale, proportion, rhythm, groupings, relationship to plan, relationship to exterior wall planes—all these are the architects' tools used to develop a building's appearance. Designed with creativity and sensitivity, fenestration will strongly influence the character of new buildings in the Main Post. Large-scale windows at entries and public areas will reinforce activity and vitality at the ground level.

- To give building facades scale and dimension, variations in plane achieved by recessing windows are encouraged.
- Refer to existing fenestration patterns used at the Presidio as precedents for design.
- At the pedestrian level, every attempt should be made to create storefronts, public spaces and entry lobbies that are as open, interactive, and as interesting as possible.
- All accessible windows should be operable.



Figure 4.3
Building 2 shows an example of how window groupings, in pairs or threes, create rhythmic patterns on building elevations. It also includes another common Main Post fenestration type: a glass-enclosed porch.

Building Material and Color Palette

- The color palette for the exterior of new construction should complement the range of colors predominant in the Main Post.
- Select building materials that are compatible with the existing buildings.
- Approved Exterior Materials: The prescribed list of exterior materials is based on character, durability, low-maintenance, and compatibility with the Presidio context:

Stone

Brick

Steel: steel windows, steel exterior doors, steel rails and fences; dull-finished stainless steel and painted steel are acceptable

Aluminum: windows, storefront, curtainwall, doors; aluminum to be powder-coated or kynar finished; reflective surfaces are not permitted. Profile of aluminum framing members shall be minimized whenever possible

Wood: siding, windows, doors, painted

Glass (windows only): clear, low-e; shadow boxes, spandrel glass and obscure glass is permitted in limited quantities

Painted cast-in-place concrete

Painted galvanized or copper flashing/gutters

Ceramic tile as ornament or in small areas

Cement plaster

Roofing and flashing: copper, zinc, terne-coated copper, ternemetal, clay tile, slate, painted, galvanized metal

- Prohibited Exterior Materials: The following is a list of materials that are not allowed to be used:

Plywood panels or unpainted wood surfaces

Reflective metal finishes

Dry-vit or EFIS

Reflective glass



Figure 4.4

Building 99 is painted, board-formed concrete with some Mission Revival detailing.

Figure 4.5

Building 59, part of a group known as the "Queen Anne's" because of their architectural style, is a delicate wood frame structure with horizontal siding and shingles.

Style

The design challenge for new construction at the Main Post is to not just “blend in” but to respond to the architecture of the Main Post, demonstrating a sophisticated understanding of the historic context. There is no dominant style at the Main Post as there is at Fort Scott, for example, because its buildings were constructed in a series of separate building campaigns spanning more than a century. There are, however, common themes found in the architecture of the Main Post, such as solidity, dignity, and classical proportion. Although many architectural styles are present, all are restrained and stripped-down versions of civilian architectural styles.

Creating a pastiche, in an attempt to combine architectural details and features found on neighboring buildings into a new architectural form, is discouraged. A better approach to contextual design is to distill the architecture of the surroundings to reveal their underlying geometrical proportions and shapes.

- New construction should complement the existing architectural style, color and material palette of the historic Main Post area.
- The new work should be of its time and differentiated from the historic buildings, but it must also be compatible with the massing, size, and scale of the surrounding historic buildings.
- Literal copying of historic details or features is not recommended, especially if their scale is not possible to maintain. Simple massing and elegant proportions will produce complementary new structures.
- The bulk of the new buildings should not be so large as to visually overwhelm the existing buildings, many of which are delicate frame structures.
- New buildings should employ a well-designed, contemporary architectural vocabulary that employs high-quality materials and detailing.
- The architectural expression should refer to the formal qualities of its immediate Main Post neighbors, rather than to the prototypes found in other locales.



Figure 4.6
Building 106's columns and pediments represent a Classical Revival style.

Figure 4.7
Building 35, as it appeared in 1915, had balconies and broad, overhanging eaves, giving it a slight Italianate style.

Infill Construction on the Anza Esplanade site

New, freestanding construction is possible on the narrow site bounded by Graham, Anza, Owen, and Sheridan Streets. It is also possible to partly or completely demolish Building 34 and place new construction on its site. Locating additional buildings between Graham and Anza Streets is desirable because that would reestablish the separation that historically existed between the Main Parade and the Old Parade. The buildings which previously stood on this site were arranged in three parallel rows with gaps between them allowing for east/west circulation. New buildings on this site must not only conform to the previous general guidelines, but also respond to the following site-specific guidelines:

- Use the pattern and arrangement of the former buildings on this site as a source of inspiration for the new structures. Re-establish the former eastern edge of the Main Parade with buildings, plantings, and other landscape features
- Maintain the existing building wall established by Buildings 86 and 87 on Graham Street. Align new construction with the face of the enclosed upper porches.
- Infill construction shall be expressed as a minimum of four volumes of 120 feet in length, consistent with the module set by Buildings 86 and 87. If the infill construction is to be a single building, it must nonetheless be treated as a minimum of four volumes, with distinct separations between them. The largest separation should be centered on Owen Street, and be 50 feet wide; the other two separations may be 30 feet in width. The separations must be kept open at the ground level so the east/west flow of pedestrian circulation is not constrained. Upper level bridges or connectors may span the separations.
- Building elevations facing Graham Street must contribute to the formal massing and “streetwall” character established by Buildings 86 and 87. Building elevations facing the Anza Esplanade may have a more informal, irregular massing with less emphasis on uniformity.
- The new building(s) must meet grade and provide visitor entrances in the following locations to support key east/west pedestrian paths.

North end: Elevation 58 – 59

Center: Elevation 68

South end: Elevation 79-80

Main Post Planning & Design Guidelines

- The maximum height (measured from the midpoint of each building volume on Graham Street), shall be 45 feet.
- The maximum width of each building volume shall be 70 feet. In addition, porches attached to the main building volume may not exceed 20 feet in width.
- Modulate the 70 foot building width by vertically subdividing it into smaller component parts, in an effort to relate to the historic pattern of parallel rows of narrow buildings.

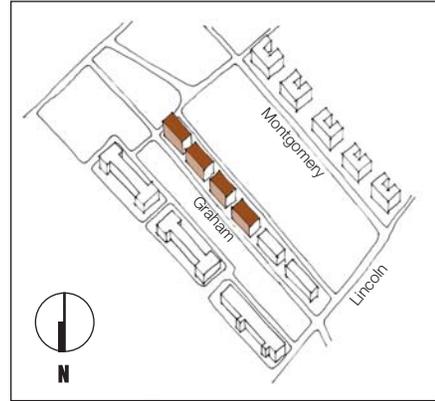


Figure 4.8
Axonometric sketch shows the preferred massing strategy for new construction on the Anza site.



Figure 4.9
Diagram shows allocation of building volumes on the Anza infill site. A strong built edge on the east side is needed to continue the existing streetwall. The west side may be more informal and should incorporate a porch zone.

Design of the Ground Floor

- The new building must present “fronts” on both Graham Street and the Anza Esplanade. However, in keeping with the historic pattern of development, use Graham Street as the building’s primary façade.
- The ground floor of the new building must provide program uses and interior spaces which welcome the public and activate the Anza Esplanade.
- Historic interpretation relevant to the Main Post shall be placed in the public areas of the ground floor.
- The new building shall meet the Anza Esplanade with a series of porches to provide access to the building from the Esplanade to the Lodge.
- Service access for delivery vehicles and operations must not face either Graham Street or the Anza Esplanade, but rather be located between building volumes, in concealed service courtyards.



Figure 4.10

Porches have always been part of the ground floor for Main Post buildings. This photo shows either Building 86 or 87 before its second story was added (circa 1870s).

Infill Construction on the site south of the Main Parade

In Major William Hart's 1907 grand plan for the Presidio, the land south of Sheridan Avenue was selected to be the site of Main Post support structures at the head of the Main Parade Ground. Hart's plan for this site was never fully realized. Rather, over the last 100 years this land has housed sports and recreational facilities and a succession of buildings. It never functioned as part of the Main Parade Ground, but always played a "supporting role" offering adjunct uses that complemented the featured performers, drill field and barracks.

A new building and landscape developed for this site must also support the contemporary uses envisioned for the Main Parade Ground. It must offer programmatic features and public spaces which complement the proposed uses of the Main Parade Ground. In form and appearance, it must be compatible with both the historic spatial context and the new landscape plan currently in development for the Main Parade Ground. Like the proposed landscape design developed by the Olin Partnership for the Main Parade Ground, this new building should be a contemporary intervention, intentionally differentiated from the historic landscape, site features, and buildings in style and appearance. The following general guidelines apply to this new construction:

General Planning and Design Guidelines

- Create a distinguished, contemporary building and associated landscape that will complement the landscape of the Main Parade Ground, recognizing both its historic character and the changes proposed by the new landscape design.
- Animate and activate adjacent open space development at the Main Parade Ground and Pershing Square.

Specific Guidelines for New Construction by Category

Views

- The new building should not obstruct the façade of Building 100 when viewed from the Powder Magazine.
- The new building should not obstruct views of the bay from the Presidio Officers' Club.
- The building should open up to views both to and from the Main Parade Ground and Pershing Square.

Height Limit & Setbacks

- Maximum height is 45 feet.
- Maintain the openness of historic roadway alignments.

Massing And Scale

- The new building should respond to the topography of the existing site and relate to the natural slope from the Main Parade Ground up to Infantry Terrace.
- The new building should not be a monolithic volume and should not emphasize its vertical height. Instead, its massing should be modulated, stepped, or in some way subdivided horizontally to diminish its perceived height.
- Minimize the perceived size of the building by placing portions of it underground.
- The new building should take advantage of roof levels for display of art. Public access to the building's roof should be encouraged.
- The building should be a composition of simple geometric forms. These should primarily align with and relate to the rectilinear grid plan of the Main Post and, secondarily, may respond to the Arguello Street alignment.

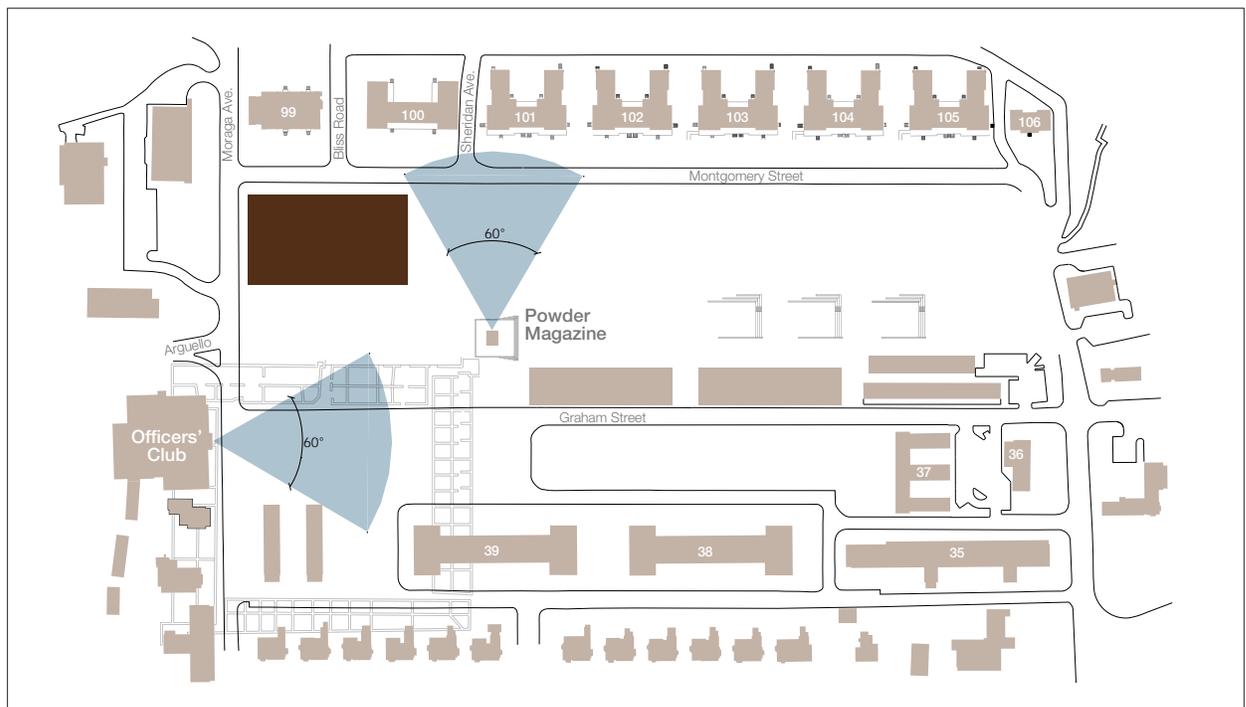


Figure 4.11
View Diagram

Main Post Planning & Design Guidelines

Fenestration (Solid Vs. Void)

- Employ glazing and architectural elements on the west elevation of the building opposite Building 100 to provide visual relief.

Material Palette

- The building should employ a contemporary architectural language, but relate to the texture, scale, and color of the historic Main Post. It should strive to be distinct from the Main Post's historic buildings while being compatible with them.
- The building should acknowledge and be compatible with the material palette and style of the Olin design for the Main Parade Ground.

Landscape

- Plantings around or on the new building should evoke the character of the Main Post landscape.
- Plant species must conform to the Presidio Vegetation Management Plan plant list or be approved by the Trust.

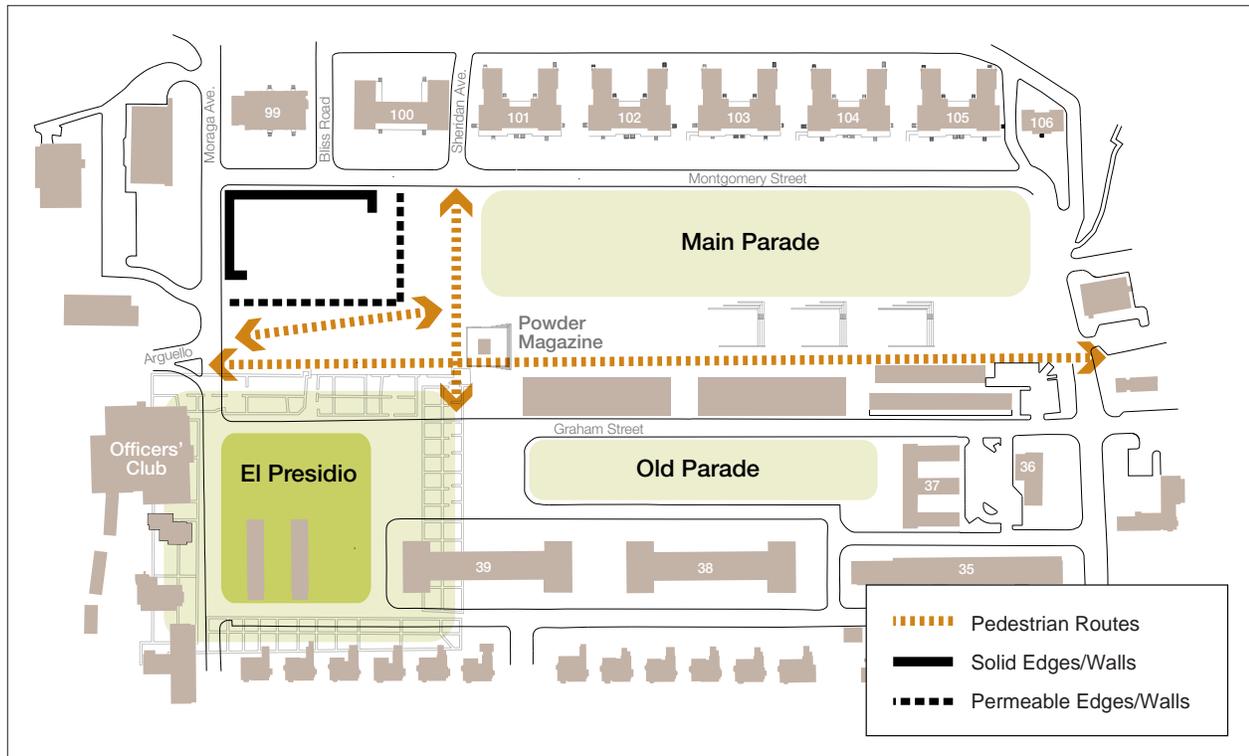


Figure 4.12
Pedestrian Circulation and Building Edges

Pedestrian Circulation And Access

- The pedestrian walks defined by Arguello and Sheridan are the key pedestrian routes adjacent to the building. The building's public pedestrian entrances should be accessible from these routes.
- The building's east and north facades should be inviting and permeable. Incorporate glazing on the ground floor along these sides so pedestrians can see into the building.
- Locate the public components of the program so as to be visible from the principle pedestrian routes.
- Incorporate an open space into the Sheridan frontage that relates to the scale and configuration of the Main Parade Ground.

Parking And Loading

- Montgomery Street is the preferred street on which to locate access to parking, drop-off, and loading docks.
- Loading docks should be developed in such a way that they will minimize the need for trucks to back out onto Moraga Avenue or Montgomery Street.



05 Landscape Rehabilitation and Site Improvements



Site Improvements

The historic buildings of the Main Post are listed as “contributing structures” to the National Historic Landmark. These buildings, however, do not exist in isolation. They are tied together by shared open space, landscape and a network of sidewalks, roads and other features, which taken together create the unique historic district known as the Main Post. Many of these features are themselves listed as “contributing” elements to the Landmark. Their rehabilitation requires great care, and must be done in accordance with the highest standards. The landscape features are subject to The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.

Fulfilling the requirements of the Secretary’s Standards requires knowledge of the site’s history and character. This is a prerequisite for rehabilitating existing landscapes or for designing new landscape components. New alterations or additions should be informed by the significant patterns and spatial organization of the cultural landscape during its period of significance. Principles and recommendations provided in the Main Post cultural landscape assessment provide excellent guidance for this task. In the second volume entitled “Main Post Cluster Area Analysis” six cluster areas are identified as having their own identity and spatial qualities. The following guidelines give direction for each cluster area:

El Presidio

- Continue archaeological investigations in this area to discover the locations of buried resources.
- Develop a strategy that allows for both archaeological excavations and short-term relocation of cars.
- Make this on-going archaeological work available for park visitors as an interpretive exhibit.
- Reveal the location of the archaeological remnants of the El Presidio perimeter walls by marking them on the surface of the existing grade. Create a landscape design that expresses the size and alignment of El Presidio and interprets it to the public, while at the same time balances contemporary needs for circulation, parking and access to buildings.
- Through the selection of surface treatments, differentiate the boundaries of El Presidio from the Old Parade.
- Remove irrigation systems and plants with damaging roots above sub-surface archeological remains. Install a new landscape treatment in these areas that will have a minimal impact on the archeological resources.
- Improve site drainage so rain water does not pool around sensitive earthen structures and is directed away from the site.
- Consider relocation of Buildings 40 and 41 out of the center of El Presidio.



Figure 5.1

This 1925 aerial shows El Presidio's parade ground as a discrete open space before Buildings 40 and 41 were constructed and before it was paved.

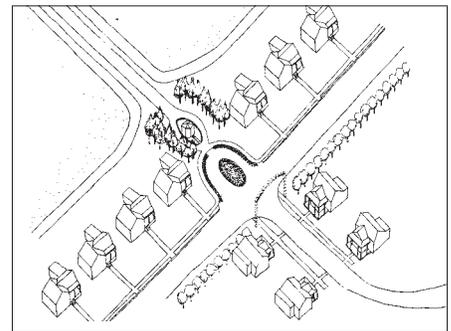
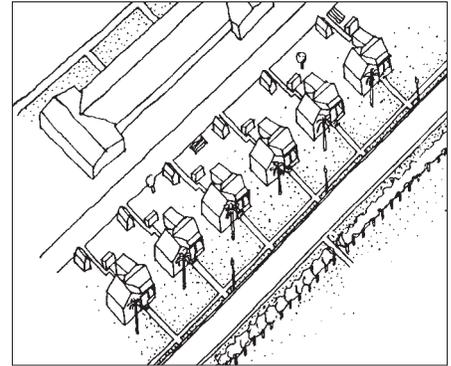


Figure 5.2

This archaeological pilot project for El Presidio Chapel demonstrates how the original foundations are expressed on the surface of the ground with new stones.

Funston

- Design a new “streetscape” for Funston that restores some of the missing historic features that defined it during the period of significance (1865 through 1940) to emphasize its character and to distinguish it from the rest of the Main Post.
- Use plantings, street furniture and other landscape elements to evoke Funston Street’s residential/military setting from its period of significance with special emphasis on the former Officers’ Row house.
- Restore the features that made up the Alameda, including its elliptical shape and plant placement. Consider closing this section of Presidio Boulevard to traffic, making it a pedestrian feature, including seating areas and interpretive waysides.
- Treat the Mesa Street landscape differently from the Funston streetscape design, recognizing that as a service street, it historically lacked the formality and ornamental plantings of Funston.
- For Buildings 11 through 16, archeological remnants of the original walls exist below their current backyards. The proposed new landscape treatment must eliminate irrigation systems and plants with damaging roots. Apply the guidelines for El Presidio’s cluster area here.



Figures 5.3

Axonometric view of the Funston Avenue Officers’ Row shows a consistent placement of plantings, streetlights and sidewalks can create a uniform streetscape

Figures 5.4

Axonometric sketch of the Alameda as it historically appeared.

Figure 5.5

Historic view of Funston from the 1920s shows a lush residential landscape.



Main Parade

- Remove the asphalt parking lot constructed on the former Main Parade. Replace the same number of parking spaces with smaller parking lots distributed throughout the Main Post.
- Replace the asphalt paving with turf or compacted decomposed granite.
- Reestablish the historic width of the Main Parade by narrowing the current open space. Using structures, plantings or other landscape elements, define the eastern edge of the Main Parade in its approximate original location. Treat this new edge as an irregular, informal arrangement of forms and features, to contrast with the strong, uniform edge created by the Montgomery Street Barracks.
- Retain the Centennial and Bicentennial Trees and integrate them into this new landscape design.
- Reestablish the separation between the Main Parade and the Old Parade by adding new structures or landscape elements in the zone defined by Graham and Anza Streets. Reestablish the consistent street wall at Graham Street in line with Buildings 86 and 87.
- Convert Anza Street into a pedestrian “esplanade” that creates a major circulations spine through the Main Parade and connects to other pedestrian paths to the north and south of it.
- Reinforce the strong built edge created by the Montgomery Street Barracks with a uniform, formal landscape treatment.
- Maintain the terraced building pads of the Montgomery Street Barracks that step down toward the north end of the Parade.
- Maintain the functional, “back of house” character of the Taylor Street landscape zone for use as a parking area. Maximize the number of parking spaces provided in this area.
- Maintain the small-scale, informal quality of the Riley Street residential landscape.

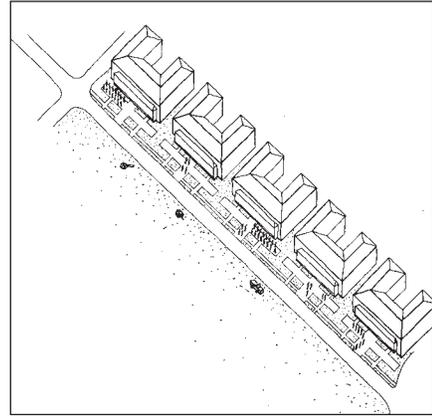


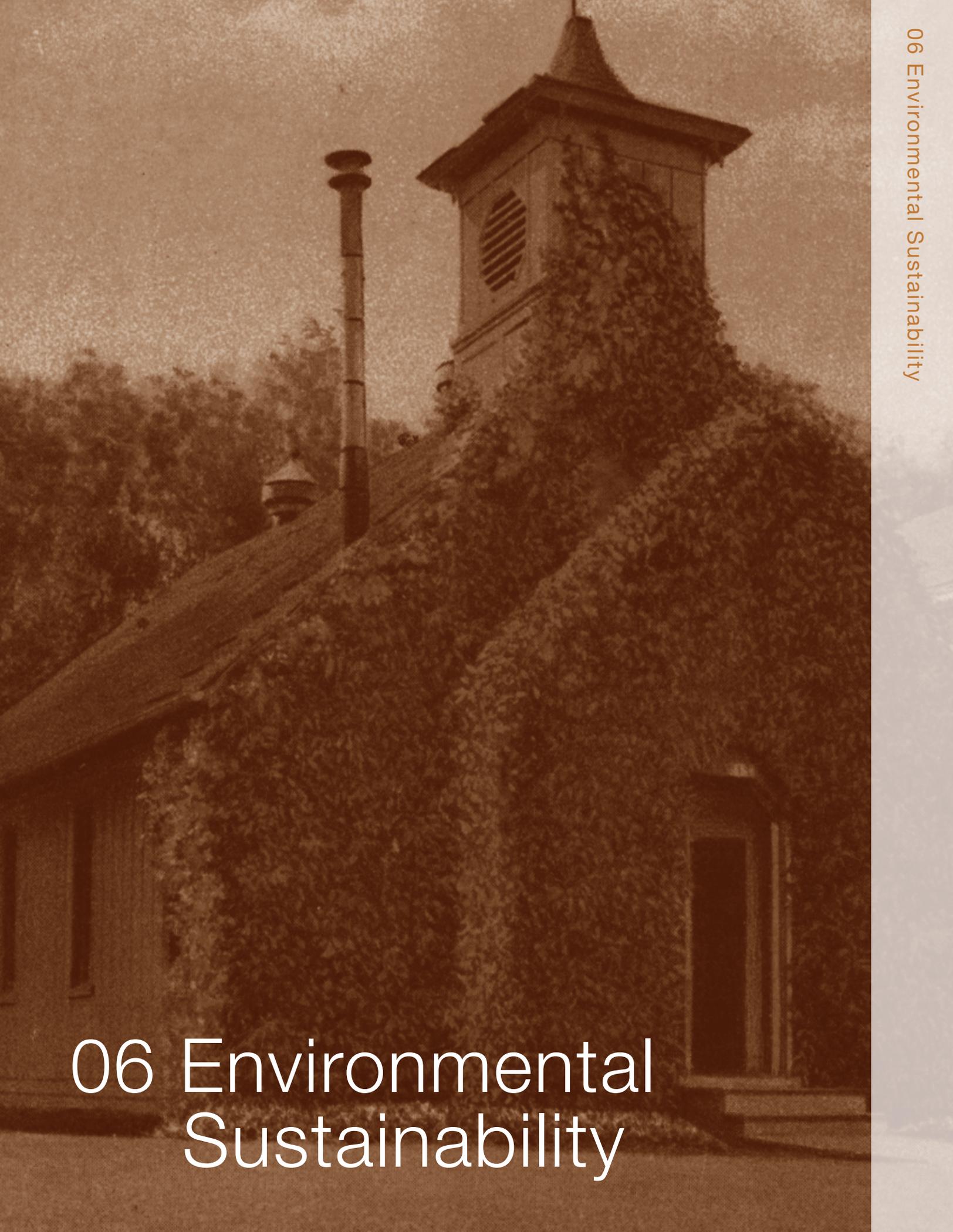
Figure 5.6

Axonometric sketch of Montgomery Street barracks showing the historic pattern of porches, sidewalks, and lawns which define their main elevations.



Figure 5.7

Narrowing the width of the current Main Parade will reestablish its original size. The shaded area shows where landscape elements or small structures can be located to define this edge.

A sepia-toned photograph of a building, likely a church or schoolhouse, heavily covered in ivy. The building features a prominent bell tower with a conical roof and a chimney. The ivy covers most of the facade, with some windows and architectural details visible. The overall tone is historical and aged.

06 Environmental Sustainability



Sustainability

Green Building Practices

Environmental sustainability in design recognizes that every building choice has an affect on the local, regional, and global environment. Green building practices should be included in all proposals and should begin at the inception of the project's planning phase, to extend through the life of the building and its site. Reusing an existing building is itself a sustainable act that should be considered before any new construction or additions are proposed. The following are guidelines for green buildings:

- Comply with either the Presidio Trust's Draft Green Building Guidelines or with LEED-NC (New Construction and Major Renovation) version 2.2. Achieving a LEED rating of silver or better is encouraged.
- Follow best management practices designed for specific industries. For example, lodging operators should comply with practices endorsed by the Green Hotels Association.

Transportation Demand Management

The Presidio Trust has an aggressive Transportation Demand Management (TDM) program in place to reduce the impact of automobiles in the park. The program has set standards aimed at reducing auto use by encouraging alternative transportation options. The long-term goal is to reduce vehicle trips so that only 50 percent of external trips and 35 percent of internal trips are made by automobiles.

Parking

As stated in the PTMP, the total number of parking spaces provided within the Presidio will be reduced over time and regulated in order to lower air pollution and reduce traffic in and out of the Presidio. For the Main Post, the Presidio Trust's strategy is to eliminate the central parking lot that currently occupies the Main Parade and provide new parking spaces distributed throughout the area. The following are the planning principles for parking at the Main Post:

- Parking will be provided in new and existing surface lots, along existing streets, and possibly, in parking structures.
- With few exceptions, parking will be shared by tenants, with no tenant having exclusive rights to any one parking area. Each tenant's parking will be located within a reasonable walking distance (typically 1500 feet or a five minute walk).
- Parking spaces for disabled persons will be provided as close as possible to each building's accessible entrance.
- Parking will be regulated by instituting parking fees and/or time restrictions.
- Both residential and non-residential tenants will have a certain number of parking spaces allocated to them in their leases. Allocations are calculated using standard formulas similar to those used by the City of San Francisco and other municipalities. Trust staff will use these parking allocations to ensure that the combined parking demand does not exceed supply, while still providing for shared efficient use of the Main Post's parking.

Public Transportation

In order to meet these goals, the Presidio Trust is working to improve the availability of public transportation and other alternatives to driving. All tenants are required to participate in the Trust's Transportation Demand Management program that actively promotes alternative transportation options. Tenants are encouraged to creatively think about ways to reduce automobile dependence for their employee/client population. Adopting customized TDM measures is highly valued.

Tenants are encouraged to participate in such measures as:

- Use of the PresidiGo Shuttle which provides internal Presidio trips and connections to Muni, BART and AC Transit.
- Ride sharing, carpooling, and participation in the "Guaranteed Ride Home" program.
- Participation in the "Commuter Check" program for employees who use public transportation.



Figure 6.1
The PresidiGo, the Trust's internal shuttle bus.

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Credits

Photo and Illustrations:

- Figure 2.1 SMWM
- Figure 2.2 lowercase productions
- Figure 2.3 GGNRA Park Army Records Center
- Figure 2.4 Presidio Trust
- Figure 2.5 GGNRA Park Army Records Center
- Figure 2.6 GGNRA Park Army Records Center
- Figure 2.7 GGNRA Park Army Records Center
- Figure 2.8 Olin Partnership
- Figure 2.9 Presidio Trust
- Figure 2.10 Presidio Trust
- Figure 2.11 Presidio Trust
- Figure 2.12 Presidio Trust
- Figure 3.1 Brenda Tharpe
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- Figure 3.4 GGNRA Park Army Records Center
- Figure 4.1 Brenda Tharpe
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- Figure 4.12 Presidio Trust
- Figure 5.1 GGNRA Park Army Records Center
- Figure 5.2 Michael Lamb
- Figure 5.3 SMWM/The Office of Cheryl Barton
- Figure 5.4 SMWM/The Office of Cheryl Barton
- Figure 5.5 GGNRA Park Army Records Center
- Figure 5.6 SMWM/The Office of Cheryl Barton
- Figure 5.7 Robert Campbell, photo
- Figure 6.1 Presidio Trust

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