



103 Montgomery Street  
P.O. Box 29052  
San Francisco, CA 94129-0052  
T (415) 561-5300  
[www.presidio.gov](http://www.presidio.gov)

January 30, 2015

Carol Roland-Nawi, PhD  
State Historic Preservation Officer  
Attention: Mark Beason  
Office of Historic Preservation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

John Fowler, Executive Director  
Attention: Katherine Kerr  
Office of Federal Agency Programs  
Advisory Council on Historic Preservation  
1100 Pennsylvania Avenue NW, Suite 809  
Old Post Office Building  
Washington, DC 20004

Christine Lehnertz, Regional Director  
Attention: Elaine Jackson-Retondo  
National Park Service – Pacific West Regional Office  
333 Bush Street  
San Francisco, CA 94104

Frank Dean, Superintendent  
Attention: Steve Haller  
Golden Gate National Recreation Area  
Building 201 Fort Mason  
San Francisco, CA 94123

**Reference: 2014 Annual Report on Activities under the 2002 and 2014 Presidio Trust Programmatic Agreements, the Presidio of San Francisco National Historic Landmark District, San Francisco, California**

Pursuant to Stipulation XIV of the Presidio Trust Programmatic Agreement (PTPA, 2014), enclosed is the 2014 Annual Report of activities conducted under that PA.

After 12 years, 1,073 projects reviewed, and many hundreds more documented the Trust retired the 2002 Programmatic Agreement this spring after successfully consulting on a new agency agreement document, executed in April. The number of project reviews accounts for the rehabilitation of over 300 individual buildings, dozens of contributing landscape features, millions of dollars in cyclic maintenance investment and 30 acres of replanted historic forest. It is perhaps fitting that the sunset of the 2002 PA occurred in the same year as the conclusion of

the Trust's most ambitious rehabilitation project to date: the Officers' Club. Closed to the public for nearly five years while it underwent a comprehensive structural, functional, building systems and programmatic upgrade, the Officers' Club reopened with great fanfare on September 23, in a ceremony highlighted by House Minority Leader Nancy Pelosi and former Secretary of State George Shultz. Now a centerpiece venue for the enjoyment and interpretation of the Presidio, the Officers' Club features state-of-the-art multimedia interpretive installations, a full service bar and restaurant, assembly venues, classrooms and other visitor serving amenities. Its renewed purpose is to help welcome the public to the park and introduce visitors to the Presidio's deep and fascinating history. The venue is enriched by ambitious evening and weekend programming – all free to the public - that range from to lectures on Presidio topics, to live music, to children's art classes. The revived Officers' Club showcases the Trust's best practices in historic preservation, developed over the past 16 years, as well as its ambitions for welcoming the public to the post.

Other building rehabilitation highlights during 2014 include the full occupancy of building 101 (Enlisted Men's Barracks, built 1895), with the debut of The Commissary restaurant in the former south-wing mess hall and kitchen, and the opening of the California Society of Pioneers archive and gallery in the north wing. At the Public Health Service district, the rehabilitation of long-vacant buildings 1818 and 1819 (Infectious Disease Research Lab and Offices, built 1932) as a preschool continued apace, working toward a spring 2015 opening. A two-year comprehensive cyclic maintenance program focused on the Infantry Terrace neighborhood (Officers' Family Housing, built 1910-12) was completed, and Trust crews wrapped up an exterior stabilization program for building 2 (Post Hospital, built 1864), one of the oldest American-era structures on the post.

Due to the renewal of the PA in 2014, the Trust utilized Stipulation VII of the 2002 PA through April, after which the project review process shifted to Stipulation IV of the 2014 document. For all intents and purposes, the process remains the same. The 2014 document, however, explains in a very detailed manner – via both text and a flow chart – exactly how the Trust moves a project through its internal project reviews along with how decisions are documented and disclosed. The 2014 PA also cites the Trust's use of a combined National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) into a single review process (known as N<sup>2</sup>) in keeping with the 2013 Council on Environmental Quality (CEQ) and ACHP "Handbook for Integrating NEPA and Section 106 Reviews". The 2014 process remains supported by the same highly-experienced team of reviewers as in years past, who together represent the full scope of historic preservation practice. A complete accounting of projects reviewed under Stipulations VII and IV is included in this report as Exhibit C, and a detailed description of the process is included as Exhibit B.

The N<sup>2</sup> team that participates in the above process is comprised of nine preservation professionals that meet the Secretary of Interior's standards for Archaeology, Historic Architecture, and Architectural History. The group of historic preservation professionals regularly involved in full N<sup>2</sup> reviews in 2014 is composed of historical architects Rob Wallace and Chandler McCoy; historical landscape architect Michael Lamb; conservator and preservation project manager Christina Wallace; archaeologists Eric Blind, Kari Jones and Liz Clevenger; and historic compliance staff Rob Thomson and Michelle Taylor. In 2014 the Trust also hired a new

full-time historian, Barbara Berglund, Ph.D., who will contribute to N<sup>2</sup> reviews in the years to come. As in years past, the historic compliance staff collaborates closely with the Trust's operations and maintenance crews, who work with the NHL's buildings, landscapes, roads and forests on a daily basis. These crews are composed of journeymen carpenters, masons, electricians, plumbers, gardeners and foresters, many of which have been trained in preservation maintenance practice, and/or have multiple years of experience working with historic resources at the Presidio.

The enclosed report documents all compliance decisions, including Appendix A, administrative and full compliance reviews. Between January 2014 and December 2014, 49 projects were reviewed by Trust preservation professionals through Stipulations VII and IV of the PA. Of these, 28 were reviewed at the administrative level and 21 at the full level of review. Undertakings reviewed include projects ranging from full building and landscape rehabilitations, exhibit installations, parking and traffic planning, and natural resource management. The Trust also continues to review a substantial number of "repetitive or low impact activities" through Appendix A of the PA. Appendix A includes actions such as cleaning, painting and cyclic repairs to buildings, replacement in-kind of deteriorated roofs, road and parking lot maintenance, mitigation or abatement of hazardous materials, and other such low impact activities.

Compliance department staffing remained unchanged in 2014, with Rob Thomson continuing his role as Deputy Federal Preservation Officer, holding the responsibility for carrying out the terms of the PTPA on a day-to-day basis. Michelle Taylor remains the Trust's Historic Compliance Coordinator, helping to administer our environmental and historic preservation review process, and acting as a liaison with our residential, building maintenance and project management teams on historic preservation issues. Michelle has also overseen the production of two historic structure reports over the course of the year, for buildings 99 (Theater, built 1939) and 105 (Enlisted Men's Barracks, 1895). In addition to her day-to-day role supporting the agency's NHPA and NEPA programs, Michelle serves as a point-person for the Doyle Drive monitoring and cultural resources protection efforts, and as a compliance program representative at several ongoing construction project meetings.

The Presidio Archaeology Lab (PAL) executed an ambitious range of fieldwork, project support and classroom-based education in 2014, punctuated by the opening of the Officers' Club and increased visibility of the Trust's heritage programs. The PAL monitored lead-in-soil remediation projects around buildings on the Main Post (buildings 45 and 49), Crissy Field (637, 651 and 652), and in the Public Health Service District (1818 and 1819), as well as natural habitat restoration projects at Mountain Lake and Tennessee Hollow. Stabilization and rehabilitation projects at the Officers' Club and building 2 also required monitoring during soil disturbing activities around the buildings' perimeters. An Archaeological Management Assessment (AMA) was prepared for one project: the Lyon Street Reforestation III and Boundary Wall Repair, which includes work within an area identified as potentially containing Mexican-era (ca. 1830) archaeological deposits. Research in 2014 focused primarily on a new identification study at El Presidio de San Francisco, the Spanish-colonial archaeological site and a contributing area of the Presidio NHL, and the launching of a long-term research project on Pershing Square in the Presidio's Main Post. Fieldwork at Pershing Square revealed intact, intersecting serpentine stone foundations from the 1815 El Presidio adobe fort and deposits

associated with the earlier, smaller Spanish fort. A new, lightweight, temporary “field station” tent helped identify the area as an archaeological project to passersby, and a team of 10 archaeology docents were trained to aid the PAL team in basic interpretation. Over 2,000 people visited the site over the course of the season. In 2014, the Heritage Program Education Team served a total of 1,892 students from the Bay Area through an array of classes focusing on archaeology, and the ecological and cultural history of the Presidio. The PAL also collaborated with the Golden Gate National Parks Conservancy’s Park Academy to offer Presidio Archaeology 101 course to adults, and supported six postgraduate internships held by recent graduates of UC Santa Cruz, UC Berkeley, Stanford, and Sonoma State.

The Doyle Drive replacement project, overseen since 2008 by the San Francisco County Transportation Authority, the Federal Highways Administration and Caltrans, made great progress in its effort to replacing the original 1937 freeway with an at-grade parkway and rehabilitated adjacent landscape. Over the course of 2014, Trust planning and compliance staff worked with cultural resource representatives from Caltrans, the Transportation Authority and National Park Service to implement the Built Environment Treatment Plan (BETP), a product of the 2008 Doyle Drive PA that describes measures to monitor the project and resolve adverse effects identified during consultation. During 2014 the project largely completed the three remaining tunnel structures (for a total of four), and the northbound High Viaduct, along with utility relocation and replacement of drainage outfalls impacted by the project. Designs for building 201 (Quartermaster warehouse, built 1896) substantially progressed, setting the stage for its move back to the west edge of Halleck Street and rehabilitation to a “warm shell” condition in 2015. Over the course of 2014 the project worked with the Trust to rehabilitate and lease building 1230 (warehouse, built 1918) to serve as an operations and maintenance center for the highway facility, incorporating personnel offices, an administrative center and monitoring equipment to ensure safe operation of the tunnels and roadway. By mid-2015 the Doyle Drive project expects to reach a major milestone: the movement of traffic onto the permanent facility, allowing for the deconstruction of the detour and rehabilitation of the adjacent landscape. This work will continue through the remainder of this year, with a likely completion date of 2016.

Completion and burial of the Main Post tunnels in 2015 will set the stage for an effort currently known as the “New Presidio Parklands Project” (or NP<sup>3</sup>), which entails landscaping and programming for the approximately 14-acre tunnel top area that will connect the Main Post to Crissy Field for the first time in 77 years. In 2014 the Trust selected James Corner Field Operations of New York from a group of five finalists to lead the design effort, following a year-long public selection process. In August, the Trust initiated consultation with PA parties on the NP<sup>3</sup>; consultation will continue throughout calendar year 2015 as the design is developed and stakeholders are engaged. Also in the Main Post, the Trust began work on a historic structure report for building 99 with a public meeting to review the scope of the project, as stipulated in the Main Post Update PA. Historic compliance staff distributed periodic email updates over the course of the year to all parties that participated in the Main Post Update consultation in order to report on PA-MPU projects, as well as other items of interest in the Main Post.

The Trust educational collaboration with the National Preservation Institute (NPI) and the California Preservation Foundation (CPF) continued over 2014, including the organization and hosting of training classes open to Trust staff and the wider professional community. In October,

Trust staff developed two workshops with CPF addressing cultural landscape documentation and rehabilitation, and historic context statements. The workshops were held at the newly-opened Officers' Club, and featured site walks and presentation by Trust staff and other local experts. For NPI, the Trust was unable to host any classes, but remained a program partner for planning and promotion of NPI educational activities. Trust compliance staff also conducted a series of internal training seminars to orient affected departments as to the policies and procedures agreed to in the 2014 PA.

The Presidio Trust is grateful for your contributions to our historic preservation program, and the support each of your agencies have provided via our agreement documents since 2002. If you have any questions about this report or our program, please contact me at (415) 561-2758 or [rthomson@presidiotrust.gov](mailto:rthomson@presidiotrust.gov). A copy of this annual report has been placed in the Presidio Trust Library and on our website and is available for interested persons and members of the public who wish to provide comments.

Sincerely,

Rob Thomson  
Deputy Federal Preservation Officer

cc:  
Anthony Veerkamp, NTHP



**PRESIDIO TRUST  
2014 ANNUAL REPORT  
OF NHPA COMPLIANCE ACTIVITIES**

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**PROGRAMMATIC AGREEMENT  
AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,  
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,  
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER  
REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN  
AND  
VARIOUS OPERATION AND MAINTENANCE ACTIVITIES  
FOR AREA B OF  
THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,  
GOLDEN GATE NATIONAL RECREATION AREA  
SAN FRANCISCO, CALIFORNIA**

13 **WHEREAS**, the Presidio Trust (the Trust), pursuant to the Presidio Trust Act, Title I of Public Law 104-  
14 333, was established as a wholly owned government corporation to manage a portion of the Presidio of  
15 San Francisco (Presidio); and

16  
17 **WHEREAS**, pursuant to Public Law 104-333, administrative jurisdiction was transferred to the Trust on  
18 July 1, 1998 for approximately 80% of the Presidio that was depicted as Area B on the map entitled  
19 “Presidio Trust Number 1,” dated December 7, 1995, (see Appendix C) which may be amended from  
20 time to time, and which serves as the area of potential effect (APE) for this undertaking; and

21  
22 **WHEREAS**, the entire Presidio is within the Golden Gate National Recreation Area (GGNRA) and is a  
23 designated National Historic Landmark District (NHLD) representing 218 years of military history, is  
24 listed on the National Register of Historic Places (NRHP), and contains individually eligible NRHP  
25 historic properties that are both prehistoric and historic; and

26  
27 **WHEREAS**, the Trust, in order to uphold its Congressionally mandated requirement of preserving Area  
28 B of the Presidio as part of GGNRA and of financial self-sufficiency, carries out a variety of  
29 undertakings subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16  
30 U.S.C. § 470f, and its implementing regulations, 36 C.F.R. Part 800, including but not limited to  
31 maintenance, rehabilitation, repair, moving, interim and long-term leasing, construction and demolition of  
32 buildings, structures, and roads, and work regarding grounds and associated landscaping as proposed  
33 under the Presidio Trust Management Plan (PTMP, 2002 with updates), or proposed under the direct or  
34 indirect jurisdiction of the Trust including undertakings proposed by the Trust's permittees, federal or  
35 non-federal tenants, or other parties; and

36  
37 **WHEREAS**, the Trust has determined that these undertakings may have an effect upon historic  
38 properties listed in or eligible for listing in the NRHP, including properties that contribute to the NHLD,  
39 and has consulted with the Advisory Council on Historic Preservation (ACHP) and California State  
40 Historic Preservation Officer (SHPO) pursuant to 36 C.F.R. Part 800; and

41  
42 **WHEREAS**, the Trust has notified the Secretary of the Interior (SOI) in accordance with 36 C.F.R. §  
43 800.10(c), and the National Park Service’s (NPS) Pacific West Regional Office and the GGNRA are  
44 representing the SOI, and have been invited to sign this Programmatic Agreement (PA) as an invited  
45 signatory, and that both the Pacific West Regional Office and GGNRA will receive information and  
46 participate in consultations, and that the Pacific West Regional Office will be the signatory authority for  
47 NPS; and

48  
49 **WHEREAS**, the Trust has identified and notified parties as consulting parties (Appendix G); and  
50

51 **WHEREAS**, the Trust has invited the National Trust for Historic Preservation (NTHP) and the Presidio  
52 Historical Association (PHA) to sign this PA as concurring parties; and

53  
54 **WHEREAS**, in July and November 2013 the Trust notified the public through its regular “eNews”  
55 electronic mail distribution list of the consultation for the development of this PA, and afforded them the  
56 opportunity to comment; and

57  
58 **WHEREAS**, the Trust has made a good faith effort to locate federally recognized Indian tribes that may  
59 attach religious and cultural significance to properties under the administrative jurisdiction of the Trust or  
60 with which the Trust could consult under the Native American Graves Protection and Repatriation Act  
61 (NAGPRA); and the Trust has determined that there are no such federally recognized tribes; and

62  
63 **WHEREAS**, in accordance with 36 C.F.R. § 800.6(a)(1), the Trust has notified the Advisory Council on  
64 Historic Preservation (ACHP) of its effect determination providing the specified documentation, and the  
65 ACHP has chosen to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii) (the Trust,  
66 SHPO, and the ACHP are each a “Signatory,” and the NPS is an “Invited Signatory” to the PA and,  
67 hereafter are “Signatories”); and

68  
69 **WHEREAS**, the remaining area of the Presidio depicted as Area A on “Presidio Trust Number 1,” dated  
70 December 7, 1995,(see Appendix C) remains under the administrative jurisdiction of the NPS and is not  
71 subject to this PA; and

72  
73 **WHEREAS**, the San Francisco National Cemetery remains under the administrative jurisdiction of the  
74 United States Department of Veterans Affairs and is not subject to this PA; and

75  
76 **WHEREAS**, the undertakings contemplated under the Main Post Update (MPU), adopted by the Trust in  
77 2011, are not subject to this PA, but are within the scope of the *Programmatic Agreement Among the*  
78 *Presidio Trust, the California State Historic Preservation Officer, the National Park Service, and the*  
79 *Advisory Council on Historic Preservation for the Main Post Update to the Presidio Trust Management*  
80 *Plan, Presidio of San Francisco National Historic Landmark, San Francisco, California (PA-MPU,*  
81 *2011); and*

82  
83 **WHEREAS**, the undertakings contemplated under the *Programmatic Agreement Among the Presidio*  
84 *Trust, the Advisory Council on Historic Preservation, the National Park Service and the California State*  
85 *Historic Preservation Officer Regarding Deconstruction, New Construction, and the Execution of*  
86 *Associated Leases at the Letterman Complex, Presidio of San Francisco, California (LDA PA, 2000)*  
87 *have been completed and according to Stipulation XIII of the LDA PA the signatory parties have agreed*  
88 *to terminate the PA; and*

89  
90 **WHEREAS**, the PTMP is a comprehensive programmatic plan developed by the Trust to guide the  
91 management of Area B and is a programmatic document that presents a range of preferred land uses,  
92 Planning Principles (Principles), and Planning District Guidelines (PDG) for identified planning districts  
93 within Area B of the Presidio; the Principles and PDG are intended as a policy framework to guide the  
94 Trust’s future activities as well as further project-specific and/or district-level planning prior to building  
95 demolition or new construction with the potential to adversely affect historic properties; and

96  
97 **WHEREAS**, the Trust, SHPO, NPS, and the ACHP consulted on the PTMP, including its Principles and  
98 PDG, and executed an agreement document in 2002, which the NTHP and PHA signed as concurring  
99 parties, that expires on April 30, 2014, or upon execution of this PA; and

100

101 **WHEREAS**, the Trust will employ the 2013 Council for Environmental Quality (CEQ) and ACHP  
102 guidance for coordinating its agency procedures and mechanisms (including mechanisms under the  
103 National Environmental Policy Act (NEPA)) to fulfill their consultation requirements as found in the  
104 "NEPA and NHPA: Handbook for Integrating NEPA and Section 106 Reviews" (CEQ/ACHP Guidance);  
105 and

106  
107 **WHEREAS**, the Trust and NPS have conducted numerous surveys and evaluations to identify NRHP-  
108 eligible and NHLD-contributing properties for the entire Presidio NHLD, including archaeological  
109 surveys, and regardless of administrative jurisdiction; the most complete survey to date is the 1993  
110 NHLD update; the Trust is currently determining if there are additional properties in Area B not  
111 previously listed or determined eligible for listing on the NR or as contributors to the NHLD via the 2008  
112 NHLD update, which considers eligibility of post-1945 resources, but does not re-evaluate resources  
113 listed in the 1993 NHLD update; and

114  
115 **WHEREAS**, the Trust has secured a commitment from the Federal Highways Administration (FHWA)  
116 through the *Programmatic Agreement among the Federal Highway Administration, the California*  
117 *Department of Transportation, the San Francisco County Transportation Authority, the Presidio Trust,*  
118 *the National Park Service, the Department of Veterans Affairs, the California State Historic Preservation*  
119 *Officer, the Advisory Council on Historic Preservation, and the San Francisco County Recreation and*  
120 *Parks Department for the South Access to the Golden Gate Bridge, Doyle Drive Replacement Project,*  
121 *San Francisco, California* (Doyle Drive PA, 2008) to comprehensively update the NHLD forms again at  
122 the conclusion of the Doyle Drive/Presidio Parkway construction project (estimated 2016); and

123  
124 **WHEREAS**, the Trust shall strive to manage and preserve the integrity of that portion of the NHLD in  
125 Area B through planning, research, and specific undertakings consistent with good historic preservation  
126 management and stewardship, the goals of the NHPA and related regulations, standards, and guidelines;  
127 these efforts are with the objective of remaining in compliance with the applicable provisions of the  
128 NHPA and the Presidio Trust Act; and

129  
130 **WHEREAS**, the Trust as the federal agency with administrative jurisdiction for Area B is the responsible  
131 agent for design consistency, conformance with building codes, life/safety and accessibility standards,  
132 conformance with sustainability guidelines and goals, and integration and operation of infrastructure  
133 systems such as electricity, water, and sewer and has developed a Tenant Handbook and other such  
134 descriptive materials to guide this responsibility; and

135  
136 **WHEREAS**, the Trust has consulted with the SHPO, NPS and the ACHP regarding ways to ensure that  
137 the Trust's operation, management, and administration of the NHLD provides for management of the  
138 Presidio's historic properties in accordance with the relevant sections of the NHPA; and

139  
140 **NOW, THEREFORE**, the Trust, NPS, SHPO, and ACHP agree that the undertakings shall be  
141 implemented in accordance with the following stipulations in order to take into account the effect of the  
142 undertaking on historic properties.

143 **STIPULATIONS**

144  
145  
146 The Trust shall ensure that the following measures are carried out:

147  
148 **I. ROLES AND RESPONSIBILITIES**

149  
150 A. The Trust

151  
152 1. The Trust’s Executive Director shall be the designated Federal Preservation  
153 Officer (FPO) and shall be responsible for funding the agency’s preservation program  
154 and assigning qualified staff and other resources to carry out identification and  
155 management responsibilities effectively. The FPO will have sufficient authority and  
156 control over internal processes to ensure that decisions made pursuant to this PA are  
157 carried out.

158  
159 2. The FPO shall designate a Deputy Federal Preservation Officer (DFPO) who  
160 shall be responsible for coordination of the preservation program and implementation of  
161 the terms of this PA. The DFPO shall meet the requirements for a Preservation Officer as  
162 defined in “The Secretary of the Interior’s Standards and Guidelines for Federal Agency  
163 Historic Preservation Programs Pursuant to the National Historic Preservation Act,” have  
164 five years or more experience in historic preservation and meet the professional  
165 qualifications for Archaeologist, Historian, Architectural Historian or Historic Architect  
166 included in “The Secretary of the Interior’s Historic Preservation Professional  
167 Qualification Standards.” The DFPO shall coordinate with the NEPA Compliance  
168 Manager and N<sup>2</sup> Compliance Coordinator in carrying out the provisions of Stipulations  
169 IV and V.

170  
171 3. All work pursuant to this PA regarding historic properties will be performed by,  
172 reviewed by, or under the supervision of, a person or persons having five years or more  
173 experience in historic preservation and meeting the professional qualifications for  
174 Archaeologist, Historian, Architectural Historian, or Historic Architect included in “The  
175 Secretary of the Interior’s Historic Preservation Professional Qualification Standards.”  
176

177 4. The Trust shall ensure that the agency’s operation, management, and  
178 administration of the Presidio’s historic properties are carried out in accordance with  
179 Section 112 of the NHPA.

180  
181 B. SHPO, NPS, and the ACHP

182  
183 1. The SHPO and the NPS will review and comment on undertakings in accordance  
184 with Stipulations IV, V, VI, VII and VIII may raise and resolve objections according to  
185 Stipulation IX, and may amend or terminate this agreement according to Stipulations X  
186 and XI.

187  
188 2. The ACHP may raise and resolve objections according to Stipulations IV and IX  
189 and may amend or terminate this agreement according to Stipulations X and XI.

190  
191 C. Concurring Parties

193 1. Concurring parties may review and comment on undertakings pursuant to  
194 Stipulation IV, VI, and VII and may raise objections according to Stipulation IX.  
195

196 D. The Public  
197

198 1. The public may participate in public comment periods and review undertakings  
199 according to Stipulation IV, and review and comment on the Trust’s annual report in  
200 accordance with Stipulation XIV.  
201

202 **II. CONTINUING EDUCATION**  
203

204 A. The Trust shall provide ongoing and appropriate training to Trust personnel involved in  
205 the maintenance, repair, and rehabilitation of historic buildings, structures and housing units, and  
206 for all personnel responsible for making decisions regarding maintenance, repair, and  
207 rehabilitation at the Presidio.  
208

209 B. The Trust shall regularly organize, facilitate, or partner with outside organizations to  
210 provide specialized crafts training programs in practical application of “The Secretary of the  
211 Interior’s Standards for the Treatment of Historic Properties” (Secretary’s Standards) and other  
212 subject matter related to management of the NHLD to applicable Trust staff.  
213

214 C. The Trust shall provide training in conservation practices as applied to historic structures  
215 and archaeological sites to Trust personnel for work at the Presidio.  
216

217 D. The Trust shall develop and implement an in-house training program to advise Trust  
218 personnel of this PA and procedures, techniques, and related matters regarding the preservation of  
219 the historic properties located within Area B within six months of execution of this PA. The  
220 training will be repeated every other year thereafter.  
221

222 E. The Trust shall provide guidance and available research materials, reports, NRHP forms,  
223 condition assessments, the Tenant Handbook, design standards, and all such materials in its  
224 possession that will assist tenants or other parties in designing projects that may affect historic  
225 properties at the Presidio, including the following:  
226

227 1. Provide guidance in Presidio design and construction standards as indicated in  
228 the Tenant Handbook and other verbal and written guidance materials.  
229

230 2. Provide guidance in the professional areas of historic preservation, architecture,  
231 engineering, fire and life/safety, security, building construction, materials conservation,  
232 historic architecture, historic landscape architecture, archaeology, and history as  
233 appropriate.  
234

235 3. Provide ongoing review in the disciplines of historic architecture, historic  
236 landscape architecture, and archaeology, on historic building and landscape rehabilitation  
237 designs, and advise project proponents as designs progress and on modifications to  
238 scopes of work that will bring them into compliance with the Secretary’s Standards.  
239

240 F. The Trust shall detail the scope of professional development undertaken each year as part  
241 of the Trust’s annual report in accordance with Stipulation XIV.  
242

243 **III. DOCUMENTATION, IDENTIFICATION, EVALUATION & ANALYSIS OF HISTORIC**  
244 **PROPERTIES**

245  
246 A. Documentation, Identification & Evaluation of Historic Properties

247  
248 1. Evaluation of buildings or structures shall be conducted within the framework of  
249 the National Historic Landmarks Criteria, the NRHP Criteria, and the “National Register  
250 of Historic Places Registration Forms for the Presidio of San Francisco National Historic  
251 Landmark District” (1993, or subsequent updates). If properties are found that date to  
252 either before or after the period of significance (such as prehistoric) or do not fit the NHL  
253 criteria, those properties will be individually evaluated under NRHP criteria.  
254

255 2. If a property in Area B that was not previously listed as a contributor to the  
256 NHLD or determined eligible for listing on the NRHP is determined by the Trust to be  
257 eligible, the Trust shall treat that property as eligible for purposes of this PA. The Trust  
258 shall consult on such decisions with the NPS and SHPO. Consultation on these decisions  
259 should not exceed 30 days unless another time period is agreed to by the signatories. Any  
260 such consultations will be documented in the Trust’s annual report in accordance with  
261 Stipulation XIV below, and according to appropriate documentation protocols determined  
262 in consultation with SHPO and the NPS.  
263

264 3. If the Trust determines that a property not previously listed or evaluated does not  
265 contribute to the NHLD or is not eligible for listing on the NRHP, the Trust shall consult  
266 with the SHPO and NPS on such decisions. Consultation on these decisions should not  
267 exceed 30 days unless another time period is agreed to by the signatories. Such  
268 consultations will be documented in the Trust’s annual report in accordance with  
269 Stipulation XIV below, and according to appropriate documentation protocols determined  
270 in consultation with SHPO and the NPS.  
271

272 4. The Trust shall evaluate, or cause to be evaluated, the significance of and apply  
273 NHL and NRHP criteria to archaeological properties that have not previously been  
274 evaluated for contributing to the NHLD or determined eligible for listing on the NRHP.  
275 The Trust shall consult with the SHPO and NPS on such decisions. Consultation on these  
276 decisions should not exceed 30 days unless another time period is agreed to by the  
277 signatories. Such consultations will be documented in the Trust’s annual report in  
278 accordance with Stipulation XIV below, and according to appropriate documentation  
279 protocols determined in consultation with SHPO and the NPS.  
280

281 5. If the Trust, NPS, and SHPO disagree about a property the Trust has determined  
282 eligible or ineligible, the Trust will submit the matter to the Keeper of the National  
283 Register in accordance with 36 C.F.R. Part 63(d).  
284

285 6. Should a concurring party to this PA or a member of the public believe that a  
286 property found ineligible under this stipulation is eligible as a contributor to the NHLD or  
287 for listing in the NRHP, that party or person may contact the Trust, SHPO, and NPS to  
288 request consultation on the determination. Consultation should not exceed 30 days.  
289 Should the consultation fail to reach concurrence on the determination, that party or  
290 person may contact the Keeper of the National Register and request a determination of  
291 eligibility under 36 C.F.R. § 63.4.  
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7. Ten years following the acceptance by the NPS of the NHLD update that will be completed by FHWA in accordance with the Doyle Drive PA, the Trust shall initiate the next comprehensive update to the NHLD.

B. Analysis of Historic Properties

1. The Trust may, at its discretion, prepare analysis documents and issue-oriented plans in order to inform maintenance plans or consultation around rehabilitation or management strategies for historic properties. These documents shall include, but not be limited to, sub-district or site-specific design guidelines, historic structure reports (HSRs), cultural landscape reports (CLRs), or issue-oriented plans (e.g., Vegetation Management Plan, Historic Forest Character Study).

a) The Trust shall prepare CLRs according to the format recommended by Chapter 7 (Management of Cultural Landscapes) of *NPS 28: Cultural Resource Management Guideline*.

b) All HSRs shall be written in accordance with the standards established in *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (NPS, 2005). The HSRs will include a history of the property/building, construction history, archaeology, architectural evaluation, conditions assessment, maintenance requirements, recommendations for proposed work, copies of original drawings and specifications (if available), current drawings if different from the original, and historic and current photographs.

c) Sub-district or site-specific design guidelines shall remain consistent with applicable Principles and PDGs to the maximum extent possible.

2. The Trust shall notify parties of its intent to prepare a document under this stipulation via electronic mail once a project has been initiated.

a) Upon completion of a first draft, the DFPO shall provide copies of the document to signatory and concurring parties for a 30 day review and comment period, unless another time period is agreed to by the signatories, prior to finalization. Documents will be sent in electronic or hard copy according to the recipient organization’s requirements.

b) Comments received within the comment period will be considered in the finalization of the documentation.

c) The DFPO will circulate a summary of all comments received during the review period and the Trust’s responses along with final copies of the documents.

d) Final copies of the documents shall be posted to the Trust’s website and described in the Trust’s annual report in accordance with Stipulation XIV.

341 3. Completion of an analysis document that contains treatment recommendations  
342 shall not substitute for review of an undertaking involving applicable historic properties  
343 under Stipulation IV. Rather, the documents prepared under this stipulation are intended  
344 to inform the Trust's and consulting parties' ability to assess and reach determinations of  
345 effect for undertakings reviewed under Stipulation IV.  
346

347 **IV. REVIEW OF UNDERTAKINGS**

348  
349 A. Determine the Undertaking

350  
351 1. Early in the planning process, consistent with 36 CFR 800.1(c), the DFPO shall  
352 determine if a proposed project, which may originate from the Trust, Trust's permittees,  
353 federal or non-federal tenants, or other parties, constitutes an undertaking.  
354

355 a) If the DFPO determines the proposed project has no potential to cause  
356 effects to historic properties, then the Trust has no further obligations under this  
357 Stipulation.  
358

359 b) If the DFPO determines the proposed project is an undertaking with the  
360 potential to cause effects on historic properties, the DFPO will proceed to the  
361 next step in the review process in accordance with Stipulation IV(A)(2).  
362

363 2. The DFPO shall assign one of the following categories to the undertaking.  
364

365 a) Undertakings that are repetitive and low impact in nature (as described in  
366 Appendix A; to be reviewed in accordance with Stipulation IV(A)(3)).  
367

368 b) Undertakings that relate to the ongoing operation and maintenance of the  
369 Presidio that include, but are not limited to the following: maintenance,  
370 rehabilitation, repair, moving, interim and long-term leasing, road modifications  
371 or improvements, and work regarding grounds and associated landscaping, traffic  
372 and parking improvements, utility and infrastructure work, natural resource  
373 restoration, environmental remediation and forestry work, permits, leases, or  
374 other agreements issued by the Trust. These undertakings will be reviewed  
375 through the N<sup>2</sup> process that includes joint NHPA and NEPA (at the Categorical  
376 Exclusion, or CE, level) in accordance with Stipulation IV(C)(1).  
377

378 c) Undertakings that relate to stand-alone new construction, substantial  
379 additions to historic buildings or landscapes, partial or full demolition of historic  
380 properties, a rehabilitation that includes any of the previous actions as part of its  
381 scope, or undertakings that are not associated with the PTMP, an issue oriented  
382 plan, or site specific design guidelines, within Area B. These undertakings will  
383 be reviewed by coordinating NHPA and NEPA (at the Environmental  
384 Assessment/Environmental Impact Statement (EA/EIS) level in accordance with  
385 Stipulation IV(C)(2)).  
386

387 d) Undertakings that seek to obtain certification under the Federal Historic  
388 Preservation Tax Incentives Program (known as Tax Credit Reviews), and  
389 reviewed in accordance with Stipulation V.  
390

391 e) Undertakings that may affect historic properties, but do not fit into one of  
392 the above categories listed in Stipulation IV(A)(2)(a) through (d) shall be  
393 reviewed in accordance with 36 C.F.R. § 800.  
394

395 3. If the DFPO determines the undertaking is an activity that is listed in Appendix  
396 A, the DFPO will document this determination for inclusion in the Trust's annual report  
397 (Stipulation XIV), and the Trust has no further obligations under this Stipulation.  
398

399 4. If the DFPO determines the undertaking is not an activity that is listed in  
400 Appendix A, the DFPO will continue on in the analysis and review process, beginning  
401 with Stipulation IV(B).  
402

403 B. Define the Area of Potential Effects and Identify Historic Properties  
404

405 1. The DFPO shall determine and document the undertaking's APE taking into  
406 account direct, indirect, and cumulative effects.  
407

408 2. The DFPO will identify historic properties within the APE using the 1993  
409 Update, the 2008 Update, subsequent NHL updates, or additional surveys if warranted. If  
410 there are unevaluated properties in the APE that may be eligible individually or as  
411 contributors to the NHL, the Trust shall consult with the SHPO and NPS according to  
412 Stipulation III.  
413

414 3. If the DFPO determines that the APE contains no contributing or eligible  
415 resources, the DFPO shall consider the effect the project may have on the NHL as a  
416 whole. If the DFPO determines that the NHL or other historic properties will not be  
417 affected, this determination shall be documented for inclusion in the Trust's annual report  
418 (Stipulation XIV).  
419

420 4. If the DFPO identifies a historic property that may be directly, indirectly, or  
421 cumulatively affected within the APE, the DFPO will continue on in the review process.  
422

423 C. Assessment of Effects from the Undertaking and Resolution of Adverse Effects  
424

425 The DFPO will assess the effects of the proposed undertaking, including cumulative effects, on  
426 historic properties using the criteria of adverse effects (36 C.F.R. § 800.5(a)(1)) and the Trust will  
427 complete the review process using one of the following compliance pathways.  
428

429 1. N<sup>2</sup> Review Process  
430

431 a) The Trust will assign a responsible project manager (PM) for each  
432 undertaking. The PM, who will represent the Trust, Trust's permittees, federal or  
433 non-federal tenants, or other parties, shall submit a package describing the  
434 proposed undertaking to the N<sup>2</sup> Compliance Coordinator for review by the DFPO  
435 and Trust NEPA Compliance Manager. The package will consist of a project  
436 summary document (known as a "Project Screening Form"), plans, drawings,  
437 specifications, photos, and any other information useful for describing the  
438 proposed undertaking.  
439

- 440 b) The DFPO shall add a description of the APE, in accordance with  
441 Stipulation IV(B)(1), to the Project Screening Form.  
442
- 443 c) The DFPO shall add identified historic properties, in accordance with  
444 Stipulation IV(B)(2), to the Project Screening Form.  
445
- 446 d) If necessary, the DFPO shall consult with the PM and other staff  
447 qualified according to Stipulation I(A)(3) in order to ensure that the undertaking  
448 can achieve a finding of no adverse effect.  
449
- 450 e) In collaboration with the Trust's Principal Archaeologist, Archaeologist  
451 or other qualified archaeologist, the DFPO shall ensure that an appropriate level  
452 of archaeological identification, assessment, or monitoring is performed for  
453 undertakings on top of or in proximity to archaeological areas of the NHLD (see  
454 Appendix D), in accordance with an Archaeological Management Assessment  
455 (AMA) prepared for the undertaking in accordance with Stipulation VI.  
456
- 457 f) The DFPO shall make one of the following determinations (see  
458 Appendix E for a flow chart of the below steps):  
459
- 460 (1) **Historic Property Affected, No Adverse Effect** - If the above  
461 process results in the DFPO determining there is no adverse effect, the  
462 DFPO will document that finding in the undertaking's administrative  
463 record, along with stipulations to ensure that any unanticipated adverse  
464 effects are avoided, and ensure that the finding is included within the  
465 Trust's annual report in accordance with Stipulation XIV, and the  
466 undertaking may be implemented  
467
- 468 (2) **Historic Property Affected, No Adverse Effect through**  
469 **Conditions** - If the above process results in the DFPO's finding that the  
470 proposed undertaking will have no adverse effect on historic properties  
471 with conditions, the DFPO will place the item on the agenda for the  
472 weekly N<sup>2</sup> review, which will consist of the following:  
473
- 474 (a) The DFPO will prepare a project summary for  
475 circulation via electronic mail to qualified Trust staff that will  
476 participate in the review, signatory parties, except the ACHP,  
477 and concurring parties no later than the Monday before the  
478 regular Thursday morning meetings (occurring each week at  
479 10:00 am Pacific Time). The project summary shall include  
480 information describing how the undertaking has been designed to  
481 avoid adverse effects. Hard copies of the Project Screening  
482 Form and supporting materials will also be made available in the  
483 Trust library, located at 103 Montgomery Street, for review and  
484 comment by the public.  
485

486 (b) Signatory, concurring parties and the public may submit  
487 comments or questions about the project ahead of the Thursday  
488 meetings; signatory and concurring parties may also attend the  
489 meeting in person. Trust staff qualified under Stipulation I(A)(3)  
490 will review the project documents ahead of time and be present  
491 at the meeting to contribute to the discussion and development of  
492 conditions.

493  
494 (c) Trust compliance staff will document meeting minutes  
495 and conditions required to support the no adverse effect  
496 determination, and circulate these draft minutes to signatory and  
497 concurring parties via electronic mail for comment or questions  
498 within five (5) business days of the meeting. The minutes and  
499 conditions shall reflect input from the DFPO and qualified Trust  
500 staff, as well as comments received from signatory and  
501 concurring parties or the public.

502  
503 (d) Within five (5) business days following circulation of  
504 the meeting minutes and project conditions, the DFPO will  
505 distribute final minutes via electronic mail and then prepare a  
506 Certificate of Compliance (CoC) and Categorical Exclusion (CE)  
507 to be included in the undertaking's administrative record.

508  
509 (e) The Trust will include the project description and  
510 finding in the Trust's annual report in accordance with  
511 Stipulation XIV and make the finding available upon request to  
512 any party or the public.

513  
514 (f) Following the issuance of the CE and/or CoC, and  
515 absent objection by any consulting party or member of the public  
516 who has requested a copy of the finding, the undertaking may  
517 proceed without further review per this Stipulation.

518  
519 (g) Because the Trust coordinates its NEPA and NHPA  
520 review, projects may appear on the N<sup>2</sup> agenda that have only  
521 NEPA implications (e.g. approval of new herbicides for use in  
522 Area B), and do not constitute an undertaking. In these cases, the  
523 Trust will note on the agenda that the project has no potential to  
524 affect historic properties and thus will not be subject to NHPA  
525 review.

526  
527 (3) **Historic Property Affected, Adverse Effect** - If the DFPO  
528 finds that the proposed undertaking will have an adverse effect on  
529 historic properties, the DFPO shall consult with the NPS and SHPO to  
530 determine if the adverse effect may be avoided.

531

532 (a) Where the Trust, SHPO, and the NPS agree on measures  
533 to avoid adverse effects, they shall document their agreement in  
534 the administrative record for the project, and include a summary  
535 of avoidance measures for the undertaking in the annual report in  
536 accordance with Stipulation XIV. The undertaking may proceed  
537 without further review per this Stipulation.  
538

539 (b) If the DFPO finds the proposed undertaking will result  
540 in an adverse effect and consults with NPS and SHPO but fails to  
541 reach agreement pursuant to paragraph IV(C)(1)(f)(3)(a) above,  
542 then the DFPO shall also consult with ACHP and the concurring  
543 parties to resolve the adverse effect in accordance with 36 CFR  
544 800.6.  
545

546 2. Coordination with an Environmental Assessment or Environmental Impact  
547 Statement Process  
548

549 a) If the Trust is preparing an EA or an EIS for NEPA it shall follow  
550 recommendations in the CEQ/ACHP Guidance, Section IV “Road Map for  
551 Coordination,” relative to development of a comprehensive communication plan,  
552 creation of an integrated strategy for completing studies to fill data gaps that  
553 meet information standards and timing requirements for both NEPA and NHPA  
554 processes, and – where appropriate – descriptions of mitigation commitments in  
555 the decision record. The Trust will include a project-specific description of its  
556 intended “Road Map for Coordination” as part of the scoping notice for NEPA  
557 and initiation of NHPA consultation under this stipulation.  
558

559 b) The Trust shall ensure that the undertakings reviewed under this  
560 compliance pathway conform to the Secretary’s Standards, the Principles, and  
561 any applicable PDG to the maximum extent possible.  
562

563 c) First Consultation Package - In coordination with the opening of public  
564 scoping for the NEPA process and consistent with 36 CFR 800.1(c), the Trust  
565 shall provide the SHPO, the NPS, and concurring parties with an initial  
566 consultation package.  
567

568 (1) The First Consultation Package shall include the following: a  
569 determination of the project to be an undertaking (Stipulation IV(A)(2)),  
570 a graphic and written justification for the proposed APE and list of  
571 historic properties identified in the proposed APE (Stipulation IV(B)(1)  
572 and (2)), and a preliminary assessment of effect based on the  
573 undertaking’s consistency with the Secretary’s Standards, Principles, and  
574 relevant PDGs.  
575

576 (2) Provided the purpose and need describes a project that has been  
577 determined to be an undertaking (in accordance with Stipulation  
578 IV(A)(2)), the preliminary assessment of effect shall be one of the  
579 following: (1) Historic Property Affected, No Adverse Effect, (2)  
580 Historic Property Affected, No Adverse Effect through Conditions, or (3)  
581 Historic Property Affected, Adverse Effect. The comment period on this  
582 consultation package shall be coordinated with the NEPA scoping  
583 period, and will be specified in the cover letter. The comment period  
584 shall not be fewer than thirty (30) days.

585  
586 d) Second Consultation Package & Process - In coordination with the  
587 release of a draft EA/Finding of No Significant Impact (FONSI) or draft EIS, the  
588 Trust will distribute to the SHPO, the NPS, and concurring parties for comment a  
589 second consultation package.

590  
591 (1) For undertakings with a preliminary finding of “historic property  
592 affected, no adverse effect” or “historic property affected, no adverse  
593 effect through conditions”, the Second Consultation Package will contain  
594 the following: a final APE, summary of scoping comments and the  
595 Trust’s responses, and a determination of effect regarding the  
596 undertaking on historic properties. The Trust will include supplemental  
597 information in the second consultation package that describes the historic  
598 properties and an analysis of how the undertaking will affect them. The  
599 package will also contain a request for a consultation meeting among the  
600 signatory parties in order to discuss the Trust’s finding and seek a  
601 consensus that the undertaking will not adversely affect historic  
602 properties, conforms to the Secretary’s Standards, the Principles and any  
603 applicable PDGs to the maximum extent possible.

604  
605 (a) The concurring parties will have thirty (30) days  
606 following the date of receipt of the second consultation package  
607 to provide written comments to the Trust for the signatory  
608 parties’ consideration during this consultation. The Trust shall  
609 provide these comments to the signatory parties.

610  
611 (b) The signatory parties will have thirty (30) days  
612 following the date of receipt of the second consultation package  
613 to provide written comments to the Trust regarding the  
614 determination of effect and changes, if any, that are needed for  
615 the undertaking to avoid adverse effects, meet the Secretary’s  
616 Standards, the Principles and applicable PDGs.

617

618 (c) The consultation meeting to discuss these comments will  
619 be held in person or by telephone within ten (10) days of the  
620 close of the thirty (30) day comment period described under  
621 Stipulation IV(C)(2)(e)(1), or from the close of any extended  
622 comment period. The Trust shall provide a summary of all  
623 comments from the public gathered via review of the draft EA or  
624 EIS to the signatory parties prior to the consultation meeting.  
625 The signatory parties may decide to forego the consultation  
626 meeting if they have indicated concurrence with the Trust's  
627 findings in their comments.

628  
629 (d) If the Trust modifies the undertaking in response to  
630 comments received from the SHPO and NPS in order to achieve  
631 concurrence on a finding of no adverse effect, or the signatory  
632 parties concur with the findings or decline to comment, the Trust  
633 shall document these modifications, finalize the EA/EIS and  
634 revised description of the undertaking, and immediately provide  
635 each of the other parties with copies of the final materials. The  
636 Trust shall document this determination for inclusion in the  
637 Trust's annual report (Stipulation XIV), and the Trust has no  
638 further obligations under this Stipulation.

639  
640 (2) For undertakings with a preliminary finding of "historic property  
641 affected, adverse effect", the Second Consultation Package will contain  
642 the following:  
643 a final APE, summary of scoping comments and the Trust's responses,  
644 and an assessment of the undertaking's effects on historic properties. The  
645 Trust will include supplemental information in the second consultation  
646 package that describes the historic properties and an analysis of how the  
647 undertaking will affect them. The package will also contain a request for  
648 a consultation meeting among the signatory parties in order to discuss the  
649 Trust's finding and seek a consensus on avoidance measures.

650  
651 (a) The concurring parties will have thirty (30) days  
652 following the date of receipt of the second consultation package  
653 to provide written comments to the Trust for the signatory  
654 parties' consideration during this consultation.

655  
656 (b) The signatory parties will have thirty (30) days  
657 following the date of receipt of the second consultation package  
658 to provide written comments to the Trust regarding the  
659 assessment of effect and comment on ways the undertaking  
660 could be modified to avoid adverse effects, meet the Secretary's  
661 Standards, the Principles and applicable PDGs.

662

663 (c) The consultation meeting to discuss these comments will  
664 be held in person or by telephone within ten (10) days of the  
665 close of the thirty (30) day comment period described under  
666 Stipulation IV(C)(2)(e)(1), or from the close of any extended  
667 comment period. The Trust shall provide a summary of all  
668 comments from the public gathered via review of the draft EA or  
669 EIS to the signatory parties prior to the consultation meeting.  
670

671 (d) Where the Trust, SHPO, and the NPS agree on how to  
672 avoid adverse effects, they shall document their agreement in the  
673 administrative record for the undertaking, the Trust may finalize  
674 the EA/EIS to include the revised description of the undertaking  
675 and immediately provide each of the other parties with copies of  
676 the final materials. The Trust shall document this determination  
677 for inclusion in the Trust's annual report (Stipulation XIV), and  
678 the Trust has no further obligations under this Stipulation.  
679

680 (e) If the DFPO consults with NPS and SHPO but fails to  
681 reach agreement, then the DFPO shall also consult with ACHP  
682 and the concurring parties to resolve the adverse effect in  
683 accordance with 36 CFR 800.6.  
684  
685

686 3. Failure of NPS, SHPO, ACHP, or the concurring parties to comment within the  
687 timeframes established by this stipulation or within timeframes otherwise agreed to by  
688 those parties on any document submitted for review pursuant to this stipulation will be  
689 deemed a waiver of the opportunity to comment, and the Trust may proceed without  
690 considering comment(s) that might otherwise have been made. However, the Trust shall  
691 consider the reasonable request via written or electronic mail of any signatory party for a  
692 modification of the timeframes established by this stipulation.  
693

## 694 **V. Coordination with the Federal Historic Preservation Tax Incentives Program**

695

696 This stipulation applies to all undertakings in Area B proposed by tenants or others (hereby  
697 referred to as Applicants) seeking to participate in the Federal Historic Preservation Tax  
698 Incentives Program. It defines steps and responsibilities for coordinated Section 106 consultation  
699 and Certified Rehabilitation review so that the regulatory objectives of both processes may be  
700 met, and so that the Trust's role as the long-term manager of properties in Area B is supported.  
701

702 A. Applicants seeking to participate in the Federal Historic Preservation Tax Incentives Program for  
703 a historic property or properties located in Area B shall follow the process delineated in 36 CFR  
704 Part 67. For Tax Incentive project review, applicants are encouraged to engage in early  
705 conversations and coordination with the SHPO. Applicants will be responsible for submitting  
706 two copies each of Parts One, Two, and Three applications and amendments to SHPO for review  
707 and approval.  
708

709 B. The Trust shall accomplish Section 106 review for all Tax Incentive projects proposed by an  
710 Applicant through the processes described in Stipulation IV above. Consultation under  
711 Stipulation IV will address direct, indirect and cumulative effects. The Trust shall supplement  
712 consultation packages described under subparts IV(C)(1)(f)(2)(a) and IV(C)(2)(c) and (d) with

713 information from the Parts One and Two submittals that may assist in the review and comment of  
714 participating parties.  
715

- 716 1. If the Applicant receives Part Two approval from the NPS-Technical Preservation  
717 Services (NPS-TPS) without conditions, the rehabilitation described in the Part Two  
718 application will be considered to conform to the Standards; and if Section 106 review  
719 under Stipulation IV results in no adverse direct, indirect, or cumulative effects from the  
720 undertaking, and Section 106 consultation under Stipulation IV will be concluded.  
721
- 722 2. If conditions are placed on the Part Two approval, the Applicant shall be obligated to  
723 comply with those conditions.  
724
  - 725 i. The conditions may be resolved through compliance with the condition(s) or a  
726 Part Two amendment submitted to SHPO for review and approval. If the  
727 conditions are met and/or the amendment approved, the rehabilitation described  
728 in the Part Two application will be considered to conform to the Standards; and if  
729 the Section 106 review under Stipulation IV results in no adverse direct, indirect  
730 or cumulative effects from the undertaking, , and Section 106 consultation under  
731 Stipulation IV will be concluded.  
732
  - 733 ii. In the event that the Applicant cannot or will not modify the project to comply  
734 with the conditions, the Applicant may abandon the project or complete Section  
735 106 review solely in accordance with Stipulation IV.  
736
- 737 3. SHPO and NPS shall be responsible for coordinating comments on consultation packages  
738 submitted during the 106 review with comments on tax credit submittals among the  
739 separate reviewing offices (e.g., NPS-PWRO and NPS-TPS).  
740

741 C. In addition to coordinating review under Stipulation IV(C), the Trust shall perform the following  
742 tasks in support of Tax Incentive projects:  
743

- 744 1. The Trust will preliminarily review copies of Applicants' Parts One, Two and Three  
745 applications, and amendments to Part Two applications, prior to submittal to SHPO. The  
746 Trust will review these documents for their accuracy and consistency with Trust codes,  
747 regulations, planning documents, guidelines and general design direction as described in  
748 the Tenant Handbook and other such descriptive materials adopted or produced by the  
749 Trust for Area B. The Trust shall review these documents for no more than fifteen (15)  
750 calendar days and submit comments to the Applicant in writing prior to the Applicant's  
751 submittal of final documents to SHPO.  
752
- 753 2. The Trust shall assist the Applicant in making a determination regarding Functionally  
754 Related Structures (FRS) according to 36 CFR 67.6(b)(4), and ensure the Applicant  
755 submits adequate documentation to NPS-TPS to confirm the determination in conjunction  
756 with the Part One application submittal.  
757
  - 758 i. If the NPS-TPS confirms that the tax credit project is an FRS, any other work  
759 within the complex of historically functionally related buildings that is not  
760 subject to the tax credit project must be submitted to the Trust for Section 106  
761 review through Stipulations IV or V and demonstrated to meet the

- 762 Standards. Such determinations will be documented in the Trust's annual report  
763 in accordance with Stipulation XIV below.
- 764 ii. If NPS-TPS confirms that there are no FRS because there is no historic  
765 functional relationship among the structures, a certification decision will be made  
766 for the tax credit project only. Any other work must be reviewed separately.  
767
- 768 3. The Trust shall monitor the construction phase of a Tax Incentive project for compliance  
769 with any stipulations established through the Certified Rehabilitation process. The Trust  
770 shall also monitor the five (5) year recapture period after the Applicant's completion of  
771 the rehabilitation beginning from the date when the building or buildings associated with  
772 the Certified Rehabilitation is/are placed into service.  
773
- 774 i. The DFPO shall employ the review process described under Stipulation IV for  
775 any substantive actions proposed involving a Certified Rehabilitation during the  
776 five (5) year recapture period.  
777
- 778 ii. The DFPO shall direct the applicant to notify SHPO in writing to describe the  
779 nature of the proposed undertaking and request comment as to its appropriateness  
780 according to terms established via the Certified Rehabilitation. SHPO may  
781 consult with NPS-TPS as appropriate on the proposed additional work.  
782
- 783 iii. The DFPO shall ensure that the additional work is carried out according to  
784 direction from the SHPO and NPS-TPS  
785
- 786 iv. The DFPO shall document the work, along with the rest of the undertaking, in the  
787 Trust's annual Section 106 report in accordance with Stipulation XIV.  
788

## 789 VI. ARCHAEOLOGY

790  
791 The Trust shall take all reasonable measures to protect archaeological sites and features identified inside  
792 the NHL. To accomplish this and inform the design process, an AMA shall be prepared by a qualified  
793 archaeologist for all undertakings that involve ground-disturbing activities within or adjacent to  
794 archaeologically sensitive areas (Stipulation IV(A)(2)(b-d)). All other ground disturbing activities are  
795 subject to archaeologist review via the Trust's dig permit process. The Trust's qualified archaeologist  
796 shall include copies of completed AMA's in the Trust's annual report in accordance with Stipulation XIV.  
797 Based on the Trust's assessment under Stipulation IV(C)(1)(e), the AMA will outline a course of action  
798 for the projects. This course of action shall include one or more of the following:  
799

- 800 A. The Trust shall develop a project-specific monitoring plan for those projects that are not  
801 anticipated to have an adverse effect, or that have been designed to avoid adverse effect during  
802 design development but that nonetheless are in or adjacent to identified or predicted  
803 archaeological areas (in accordance with Stipulation IV(C)(1)(f)(1) or IV(C)(1)(f)(2)). The  
804 monitoring plan will describe measures to protect archaeological features and will include the  
805 proposed location and frequency of monitoring along with required documentation procedures.  
806 Measures to identify, assess, and determine the appropriate treatment of archaeological features  
807 should they be encountered will be consistent with the discovery protocols (Appendix B).  
808

809 B. The Trust shall develop a project-specific treatment plan at the completion of the  
810 schematic phase for projects that may have an adverse effect as determined under Stipulation  
811 IV(C)(1)(f)(2) but that require further identification to understand the content and dimensions of  
812 the features, to assess the nature and extent of the effect, and/or to guide continuing efforts to  
813 avoid the adverse effect. For the purposes of the undertaking, the Trust may assume NRHP  
814 eligibility for archaeological features identified. Identification will further refine  
815 recommendations in the AMA and may lead to a monitoring or treatment plan so that adverse  
816 effects will be avoided.

817  
818 C. The Trust shall develop a project-specific treatment, monitoring, or other plan for those  
819 projects that have unavoidable adverse effects and where existing identification is sufficient to  
820 proceed with a treatment plan, or for which further identification is incorporated within the  
821 treatment plan. If this determination is reached through Stipulation IV(C)(1)(f)(3), the Trust shall  
822 consult with NPS and SHPO on the proposed treatment plan according to the terms of that  
823 Stipulation. The proposed plan will include a description of protection measures for unaffected  
824 archaeological features, relevant research questions to be answered, methods for data recovery,  
825 monitoring during construction, responsibilities and coordination, and the interpretation and  
826 curation of recovered materials. The plan will describe the mitigation sufficiently to serve as a  
827 scope of work and for the purpose of developing a budget. These reports will be summarized in  
828 the Trust's annual report in accordance with Stipulation XIV.

829  
830 D. All material remains and associated records generated by such projects, and not subject to  
831 NAGPRA, will be accessioned, catalogued, and managed in accordance with 36 C.F.R. Part 79,  
832 "Curation of Federally-Owned and Administered Archaeological Collections," the Trust's  
833 *Archaeological Collections Policy* and the *Archaeological Collections Management Guidelines*.  
834 According to 36 C.F.R. Part 79 "material remains" means artifacts, objects, specimens and other  
835 physical evidence that are excavated or removed in connection with efforts to locate, evaluate,  
836 document, study, preserve or recover a prehistoric or historic resource.

## 837 838 **VII. UNANTICIPATED EFFECTS & POST REVIEW DISCOVERY**

839  
840 A. If after completion of an undertaking's review pursuant to Stipulation IV(C)(1) through  
841 (3), or if during the implementation of any previously reviewed undertaking, the Trust finds it  
842 necessary to modify the project scope or construction documents, the DFPO shall determine the  
843 necessary compliance pathway to address this modification in accordance with Stipulation IV(C).

844  
845 B. The Trust shall utilize its Standard Archaeological Discovery Protocol (see Appendix B)  
846 for projects without any anticipated effects; this will be the only condition required prior to  
847 implementation. In the event of an archaeological discovery the Trust may assume eligibility for  
848 the purposes of treatment for the current undertaking. Should circumstances arise where the Trust  
849 cannot address discoveries in a manner consistent with the protocol, the Trust shall notify the  
850 SHPO and NPS of the discovery and any project-related time constraints, then agree upon  
851 reasonable time frames for consultation. The Trust shall take into account any timely comments  
852 prior to making a final decision on treatment. This protocol will describe the Trust's methods to  
853 comply with the Archaeological Resources Protection Act (ARPA) and NAGPRA for  
854 discoveries.

## 855 856 **VIII. EMERGENCY RESPONSE**

- 858 A. In the event that an emergency occurs at the Presidio that affects historic properties, the  
859 Trust may take actions without consultation to preserve life or property.  
860
- 861 1. Trust will notify SHPO and NPS within 24 hours of the emergency or as soon as  
862 conditions permit.  
863
  - 864 2. The Trust will notify the SHPO and NPS of any actions taken to preserve life or  
865 property within five days of completing the action.  
866
  - 867 3. The Trust will include a summary of the emergency and any actions taken in the  
868 Trust's annual report in accordance with Stipulation XIV.  
869
- 870 B. In the event of a disaster or emergency declared by the President or the Governor of  
871 California, the Trust can undertake actions involving historic properties to prevent further damage  
872 within thirty (30) days from the declaration of the disaster or emergency.  
873
- 874 1. Emergency response work will be conducted in a manner that avoids or  
875 minimizes effects on historic properties and, where possible, such emergency measures  
876 will be undertaken in a manner that does not foreclose future preservation or restoration.  
877
  - 878 2. The Trust shall notify the NPS and SHPO of the emergency within two (2) days  
879 of the declaration and include the steps being taken to address the emergency, and shall  
880 provide on-site monitoring of emergency response work by qualified personnel (safe  
881 working conditions permitting). NPS and SHPO may comment on the proposed steps in  
882 order to facilitate the Trust's emergency response plan while also avoiding adverse  
883 effects to affected properties.  
884
  - 885 3. The Trust will include a summary of the emergency and response taken in the  
886 Trust's annual report in accordance with Stipulation XIV.  
887
  - 888 4. This timeframe may be extended with approval of the NPS and SHPO.  
889
- 890 C. Actions as part of the recovery of a disaster or emergency shall be reviewed in  
891 accordance with Stipulation IV.  
892

## 893 **IX. DISPUTE RESOLUTION**

894

895 Should any signatory or concurring party to this PA object at any time to any actions proposed or the  
896 manner in which the terms of this PA are implemented, the Trust shall consult with such party to resolve  
897 the objection. If the Trust determines that such objection cannot be resolved, the Trust will:  
898

- 899 A. Notify signatory and concurring parties of the intent to resolve a dispute through the  
900 involvement of the ACHP, and forward all documentation relevant to the dispute, including the  
901 Trust's proposed resolution, to the ACHP. The ACHP shall provide the Trust with its advice on  
902 the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior  
903 to reaching a final decision on the dispute, the Trust shall prepare a written response that takes  
904 into account any timely advice or comments regarding the dispute from the ACHP, signatories  
905 and concurring parties, and provide them with a copy of this written response. The Trust will then  
906 proceed according to its final decision.  
907

908 1. If the ACHP does not provide its advice regarding the dispute within the thirty  
909 (30) day time period, the Trust may make a final decision on the dispute and proceed  
910 accordingly. Prior to reaching such a final decision, the Trust shall prepare a written  
911 response that takes into account any timely comments regarding the dispute from the  
912 signatories and concurring parties to the PA, and provide them and the ACHP with a  
913 copy of such written response.  
914

915 2. The Trust's responsibility to carry out all other actions subject to the terms of this  
916 PA that are not the subject of the dispute remain unchanged.  
917

## 918 **X. AMENDMENTS**

919  
920 A. This PA may be amended when such an amendment is agreed to in writing by all  
921 signatories. The amendment will be effective on the date a copy signed by all of the signatories is  
922 filed with the ACHP.  
923

924 B. Appendices A, B, C or D may be revised with the written agreement of the Trust, SHPO,  
925 and NPS without a revision being made to the underlying PA in accordance with an MOA and  
926 filed with the ACHP. Any such change will be documented in the Trust's annual report in  
927 accordance with Stipulation XIV.  
928

## 929 **XI. TERMINATION**

930  
931 A. Only a signatory party may terminate this PA. If any signatory party proposes  
932 termination of this PA, the signatory party proposing termination shall notify all other signatories  
933 in writing, explain the reasons for proposing termination, and consult with the other signatories  
934 for no more than thirty (30) days to seek alternatives to termination. Should such consultation  
935 result in an agreement on an alternative to termination, then the signatories shall proceed with an  
936 amendment to the agreement.  
937

938 B. If within thirty (30) days (or another time period agreed to by all signatories) an  
939 amendment cannot be reached, any signatory may terminate the PA upon written notification to  
940 the other signatories.  
941

942 C. Once the PA is terminated, and prior to work continuing on an undertaking, the Trust  
943 must either (a) execute a Memorandum of Agreement pursuant to 36 C.F.R. § 800.6, or (b)  
944 request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7.  
945 The Trust shall notify the signatories as to the course of action it will pursue.  
946

## 947 **XII. DURATION**

948  
949 A. This PA shall become effective upon execution by the Trust, the SHPO, the NPS, and the  
950 ACHP and shall remain in effect until December 31, 2024, or unless terminated prior to that time  
951 in accordance with Stipulation XI, or unless it is extended for an additional period of time by  
952 mutual written agreement of the signatory parties.  
953

## 954 **XIII. DEFINITIONS**

955

956 A. The definitions of terms appearing at 36 C.F.R. § 800.16 are incorporated by reference  
957 into this PA.

958

959 **XIV. ANNUAL REVIEW AND MONITORING**

960

961 A. On or before January 31st of each year so long as this PA is in effect, the Trust shall  
962 prepare and provide to all parties an annual report describing how the Trust is carrying out its  
963 responsibilities under this PA.

964

965 B. The Trust shall ensure that the Report is made available to the public and that potentially  
966 interested persons and members of the public are invited to provide comments to the SHPO, NPS,  
967 and the ACHP as well as to the Trust. At the request of the SHPO, NPS, or the ACHP, the Trust  
968 shall supplement this process through meeting(s) to address comments and/or questions.

969

970 C. The Report shall include, at a minimum:

971

972 1. A list of all undertakings reviewed under Stipulation IV.

973

974 2. Efforts to identify and/or evaluate potential historic properties, monitoring  
975 efforts, AMA or research designs, and treatment of historic properties.

976

977 3. Reports of any training given to Trust personnel pursuant to Stipulation II,  
978 identification of current Trust points of contact, and notification of any qualified  
979 personnel changes.

980

981 4. Any recommendations to amend this PA or improve communications among the  
982 parties.

983

984 D. The SHPO and NPS may monitor activities carried out pursuant to this PA, and the  
985 ACHP will review such activities if it deems necessary or is so requested. The Trust shall  
986 cooperate with the SHPO, NPS and the ACHP in carrying out their monitoring and review  
987 responsibilities.

988

989 **EXECUTION** of this PA by the Trust, SHPO, NPS, and the ACHP and implementation of its terms  
990 evidence that the Trust has taken into account the effects of this undertaking on historic properties and  
991 afforded the ACHP an opportunity to comment.

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**PROGRAMMATIC AGREEMENT  
AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,  
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,  
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER  
REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN  
AND  
VARIOUS OPERATION AND MAINTENANCE ACTIVITIES  
FOR AREA B OF  
THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,  
GOLDEN GATE NATIONAL RECREATION AREA  
SAN FRANCISCO, CALIFORNIA**

SIGNATORY PARTY:

THE PRESIDIO TRUST

Name: 

Title: Executive Director

Date: April 23, 2014

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**PROGRAMMATIC AGREEMENT  
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GOLDEN GATE NATIONAL RECREATION AREA  
SAN FRANCISCO, CALIFORNIA**

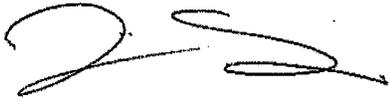
SIGNATORY PARTY:  
NATIONAL PARK SERVICE: PACIFIC WEST REGION

Name: *Cristina Flynn - Christine Lehmetz*  
Title: *Reg. Dir. DMRCB*  
Date: *4/24/2014*

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PROGRAMMATIC AGREEMENT  
AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,  
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,  
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER  
REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN  
AND  
VARIOUS OPERATION AND MAINTENANCE ACTIVITIES  
FOR AREA B OF  
THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,  
GOLDEN GATE NATIONAL RECREATION AREA  
SAN FRANCISCO, CALIFORNIA

SIGNATORY PARTY:  
CALIFORNIA STATE HISTORIC PRESERVATION OFFICER



Name: Jenan Saunders  
Title: Deputy State Historic Preservation Officer  
Date: April 25, 2014

1063 PROGRAMMATIC AGREEMENT  
1064 AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,  
1065 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,  
1066 AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER  
1067 REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN  
1068 AND  
1069 VARIOUS OPERATION AND MAINTENANCE ACTIVITIES  
1070 FOR AREA B OF  
1071 THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,  
1072 GOLDEN GATE NATIONAL RECREATION AREA  
1073 SAN FRANCISCO, CALIFORNIA  
1074  
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1076 SIGNATORY PARTY:

1077  
1078 ADVISORY COUNCIL ON HISTORIC PRESERVATION  
1079

1080  
1081  
1082  
1083 Name: John W. Stuber  
1084 Title: EXECUTIVE DIRECTOR  
1085 Date: 4/29/14

1086 **APPENDIX A**

1087 **REPETITIVE OR LOW IMPACT ACTIVITIES**

1088 The following projects are exempt from further review or consultation with the SHPO, NPS, and the  
1091 ACHP under the terms of this PA.

- 1092
- 1093 A. Maintenance of contributing buildings and structures which includes:
    - 1094
    - 1095 1. Housekeeping, routine maintenance, building monitoring, and other such actions  
1096 (such as repair/replacement of light switches, and rewiring existing fixtures in existing  
1097 conduit, replacement of window putty) that do not damage historic fabric.
    - 1098
    - 1099 2. Painting of historic structures (exterior and interior) to match existing color,  
1100 consistent with approved Residential Paint Palette, or based on paint analysis by an  
1101 architect or exhibit specialist.
    - 1102
  - 1103 E. Maintenance operations for non-contributing buildings and structures in a historic  
1104 district, except excavations and borings in archaeologically sensitive areas.
  - 1105
  - 1106 F. Painting of non-historic buildings and structures (exterior and interior).
  - 1107
  - 1108 G. Maintenance and repair or replacement of roofs or parts of a roof on historic and non-  
1109 historic structures that are deteriorated beyond repair, when replacement matches existing or  
1110 original material and design, and the Secretary’s Standards, or maintenance scope of work that  
1111 does not alter the integrity of the historic material.
  - 1112
  - 1113 H. Grading of terrain adjacent to a building to achieve positive water runoff in areas not  
1114 designated as archaeologically sensitive or having vegetation or other characteristics which  
1115 contribute to the cultural landscape and would be affected by grading.
  - 1116
  - 1117 I. Routine grounds maintenance such as grass cutting and treatment, maintenance of shrubs,  
1118 and tree trimming, provided these activities are consistent with the Vegetation Management Plan  
1119 and preservation of the cultural landscape.
  - 1120
  - 1121 J. Maintenance of existing roads or existing parking areas, including repaving and grading,  
1122 within previously disturbed areas, where the work does not affect the historic integrity and  
1123 character defining features of roads that are historic properties.
  - 1124
  - 1125 K. Rehabilitation, maintenance, or replacement of utility lines, transmission lines, and non-  
1126 historic fences and walls within previously disturbed areas, not including known archaeological  
1127 sites.
  - 1128
  - 1129 L. Health and safety activities such as non-destructive testing for radon gas, asbestos, lead-  
1130 based paint, lead pipes, and hazardous materials and wastes.
  - 1131
  - 1132 M. Conducting non-ground disturbing elements of the applicable Integrated Pest  
1133 Management program for control of pests such as termites, insects, and rodents.
  - 1134

- 1135 N. Maintenance of existing facilities that does not involve new or additional ground  
1136 disturbance (e.g., maintenance or replacement of guard rails, barriers, traffic control devices, light  
1137 fixtures, non-historic curbs and sidewalks).  
1138
- 1139 O. Maintenance (that does not change the configuration or appearance of the existing  
1140 facilities) of existing electronic communication sites involving no ground disturbance.  
1141
- 1142 P. Drilling test wells outside the boundaries of known archaeological sites for such purposes  
1143 as water, slope stability, and detection of contaminants when continuous core sample is submitted  
1144 to archaeology lab.  
1145
- 1146 Q. Mitigation or abatement of hazardous materials where this can be accomplished without  
1147 impact to historic integrity or character-defining features of historic properties in situations such  
1148 as the following:  
1149
- 1150 1. Removal of asbestos insulation from piping and around duct work in open areas;  
1151
  - 1152 2. Removal of damaged asbestos floor tile and replacement with similar non-  
1153 asbestos tile;  
1154
  - 1155 3. Carpeting over damaged asbestos floor tiles which do not contribute to the  
1156 historic significance of a structure;  
1157
  - 1158 4. Encapsulation of lead-based paint in window trim and molding where there is no  
1159 change to appearance.  
1160
- 1161 R. Conducting small-scale and select destructive testing in contributing buildings to expose  
1162 and assess concealed structural conditions (such as removal of small areas of plaster wall finish)  
1163 and/or to assess material capacities (such as masonry push testing or concrete slab coring) when  
1164 performed in areas that are easily repairable or otherwise inconspicuous.

1165 **APPENDIX B**

1166 **STANDARD ARCHAEOLOGICAL DISCOVERY PROTOCOL**

1167  
1168  
1169  
1170 A. There are three types of discoveries that are covered by this protocol:

- 1171  
1172 1. Human remains of Native American or other derivation.  
1173  
1174 2. Cultural resources that have the potential to be significant.  
1175  
1176 3. Cultural resources not requiring further consideration.  
1177

1178 B. An unanticipated discovery refers to any situation where previously unidentified  
1179 archaeological resources or human remains are encountered during ground-disturbing activities.  
1180 Unanticipated discovery protocols apply to those archaeological finds that are exposed during  
1181 construction or construction-related activities whether an archaeologist is present or not. All  
1182 contractors will immediately report to the Trust archaeologist if archaeological materials are  
1183 uncovered during construction activities. All contractors must cease operations within the vicinity  
1184 of the find until the Trust archaeologist is consulted. Cultural materials should be avoided by all  
1185 future project activities and protected in place until a decision about their potential significance  
1186 can be made. The Trust may assume NHL or NRHP eligibility of inadvertently discovered  
1187 archaeological features for purposes of this treatment. All materials are property of the Trust and  
1188 are not to be taken for personal use or display. The removal of artifacts from federal land is a  
1189 federal offense and can result in substantial fines and/or imprisonment.  
1190

1191 C. Archaeological resources include, but are not limited to, stone, brick, and concrete  
1192 building foundations, isolated historic artifacts, historic privy pits and household waste deposits,  
1193 and items of Native American derivation such as stone tools, shell and animal bone waste, shell  
1194 beads, and habitation areas. A more detailed list follows:

- 1195  
1196 1. Human remains;  
1197  
1198 2. Concentrations of rock, ash, animal bone or shell;  
1199  
1200 3. Buried layers containing a dark, almost black or very dark brown soil often  
1201 containing charcoal and shell fragments;  
1202  
1203 4. Concentrations of artifacts such as stone bowls, arrowheads, bone tools, shell  
1204 beads, etc.;
- 1205  
1206 5. Architectural foundations made of stone, brick, wood, or concrete;  
1207  
1208 6. Architectural fabric;  
1209  
1210 7. Concentrations or historic material such as fragments of glass bottles, ceramic  
1211 dishes, old cans, metal hardware, or other obvious trash dumps;  
1212  
1213 8. Pockets of debris containing food remains (e.g. cut bone, seeds, pits); and  
1214

1215 9. Other materials that do not qualify as archaeological resources might also be  
1216 encountered. These include: subsurface utilities such as water or sewer lines, materials  
1217 manufactured after 1950, and small concentrations of broken concrete, broken asphalt,  
1218 modern aluminum cans or beer bottles, and/or unmarked, unmortared bricks that have  
1219 been deposited as fill, if no other cultural materials are present. These are generally not  
1220 considered significant finds but should be brought to the Trust archaeologist's attention to  
1221 inform future oversight.

1222  
1223 D. Human Remains  
1224

1225 1. All project-related ground-disturbing activities at the Presidio are designed to  
1226 avoid human remains. If human remains, funerary objects, sacred objects, or objects of  
1227 cultural patrimony are inadvertently discovered they shall be protected in place and  
1228 avoided by all project activities. Ground disturbing work in the vicinity of the find must  
1229 immediately cease and the Trust archaeologist must be contacted. Presidio Archaeology  
1230 Lab staff will notify the Trust's DFPO. If necessary, the Trust will notify the San  
1231 Francisco Medical Examiner of the inadvertent discovery of human remains.

1232  
1233 2. The immediate protection of human remains at the site shall be accomplished by  
1234  
1235 a) keeping any discovery confidential, and  
1236  
1237 b) securing the location to prevent disturbance of the remains and any  
1238 associated materials.

1239  
1240 3. The Trust archaeologist shall determine whether NAGPRA applies to the  
1241 discovery and will ensure that the finds are treated in compliance with all requirements  
1242 outlined at 43 C.F.R. § 10.4. Any materials not subject to NAGPRA will remain under  
1243 Federal control.

1244  
1245 4. The Trust archaeologist shall determine whether the human remains are a single  
1246 isolated burial or are potentially part of a cemetery or a larger archaeological site. This  
1247 may necessitate the involvement of a consulting physical anthropologist. Articulated  
1248 human remains, either as part of a single burial or larger cemetery, will be protected in  
1249 place and avoided by all project activities. This may involve abandonment or redesign of  
1250 the project.

1251  
1252 5. If the discovery is limited to disarticulated human remains, the Trust  
1253 archaeologist or a consulting physical anthropologist will direct necessary collection  
1254 efforts. Further identification work may be necessary to determine the frequency of  
1255 disarticulated human remains in the project area, and to determine an appropriate course  
1256 of action. Any disarticulated remains collected from the site will be stored in archival  
1257 boxes in a secure location until appropriate re-interment can take place. No human  
1258 remains will be accessioned into the Presidio Trust Archaeological Collections.

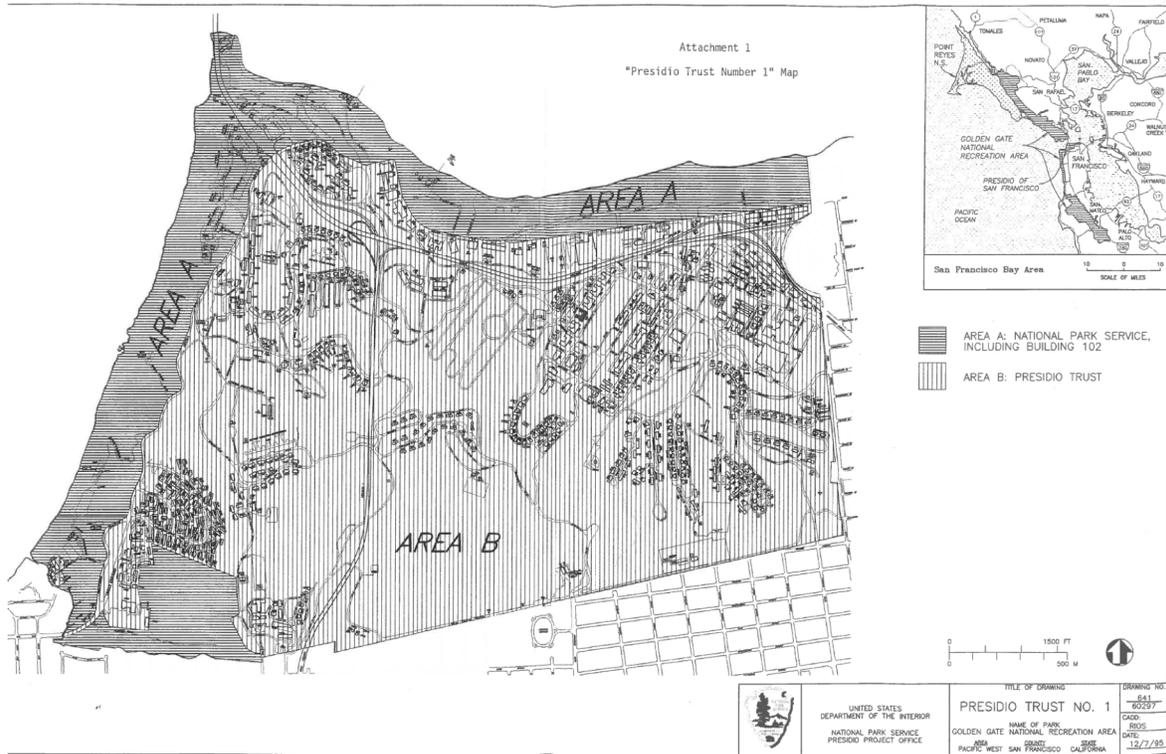
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### APPENDIX C

### AREA OF POTENTIAL EFFECT

“Presidio Trust Number 1,” dated December 7, 1995



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## APPENDIX D

### ARCHAEOLOGICAL AREAS OF THE NHLD

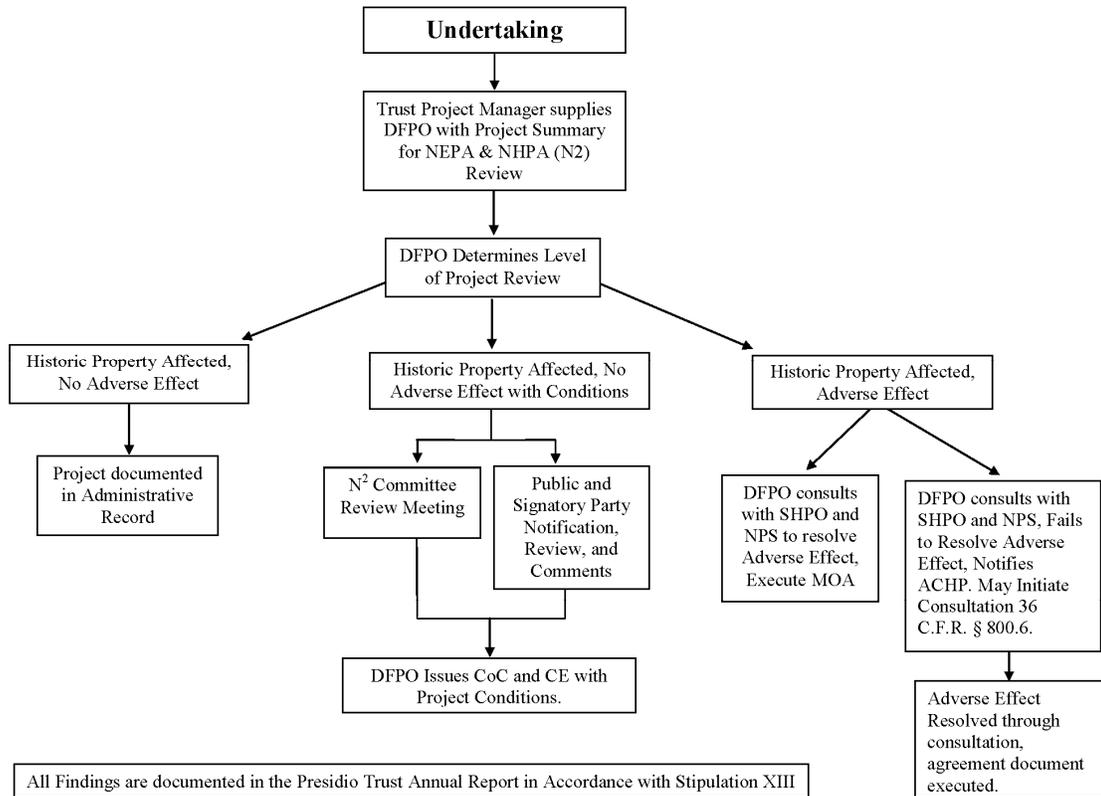


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**APPENDIX E**  
**N<sup>2</sup> REVIEW PROCESS**

**The Presidio Trust N<sup>2</sup> Process**



1285

APPENDIX F

**LIST OF PARTIES NOTIFIED DURING THE CONSULTATION PROCESS (May – December 2013)**

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**Concurring Parties to the 2002 PTPA, notified, comments requested on May 24, 2013 and November 15, 2013:**

National Trust for Historic Preservation  
Presidio Historical Association

**Participating Parties to the 2011 Main Post Update PA, notified and invited to participate August 26, 2013:**

National Trust for Historic Preservation  
Presidio Historical Association  
San Francisco Architectural Heritage  
People for a Golden Gate National Recreation Area  
National Parks Conservation Association  
Sierra Club  
Decendants of the de Anza and Portola Expedition  
Neighborhood Associations for Presidio Planning  
Cow Hollow Association  
Laurel Heights Improvement Association  
Marina Community Association  
San Francisco Film Society  
Interfaith Center at the Presidio

**eNews Announcements to 9,000 subscribed members of the public on July 12, 2013 and November 20, 2013, notifying them of the process and inviting comment**



## **2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES**

Exhibit B: The Presidio Trust N<sup>2</sup> Review Process  
to achieve compliance with the  
**National Historic Preservation Act (NHPA)** and  
the **National Environmental Policy Act (NEPA)**

### **N<sup>2</sup> PROJECT REVIEW**

#### **Determining whether NHPA applies to a project**

Under the National Historic Preservation Act (NHPA) and the Presidio Trust's Programmatic Agreement (PTPA) with the National Park Service, State Office of Historic Preservation and the Advisory Council on Historic Preservation, prior to any undertaking, the Trust must "take into account the effect of the undertaking on any district, site, building, structure or object that is included in or eligible for inclusion in the National Register." (16 U.S.C. 470f)

#### **Determining whether NEPA applies to a project**

Under the Trust's National Environmental Policy Act (NEPA) regulations, any individual or group seeking "to demolish, construct, reconstruct, develop, preserve, rehabilitate, or restore real property within the Presidio Trust Area" is subject to NEPA review (§ 1010.3).

#### **PROJECT SCREENING FORM for NEPA and NHPA**

The Project Screening Form (Appendix B) is available on the TrustNet, the Presidio Trust's (Trust) internal web site. The Trust compliance team uses the screening form for pre-review consultation, which helps to anticipate the potential for environmental impacts and adverse effects to a historic property that may result from proposed activities. Projects reviewed by the N<sup>2</sup> team are those that are anticipated to receive a Categorical Exclusion (CE) and a Certificate of Compliance (CC), which certify that there will not be an adverse effect to historic resources and that environmental impacts will not be significant. A flow chart in Appendix C provides a visual representation of the N<sup>2</sup> process.

Project managers are required to fill out a Project Screening Form for any activity that is subject to N<sup>2</sup> review (based on the criteria described above). The intent is to provide the resource specialists responsible for reviewing projects for NEPA and NHPA compliance with detailed information about project proposals prior to the N<sup>2</sup> review meeting. The form has six information sections and 22 questions that address whether the potential for environmental impact or potential for adverse effect to historic property exists. The first part of the Project Screening Form summarizes specific project details, while the second part identifies potential effects. Part 2 of the screening form requires details about project-specific potential impacts on a wide range of resources, ranging from historic buildings to native plant communities.

Upon receipt of the project proposals, the Historic Compliance Coordinator reviews the project proposal to determine the level of review required. Sometimes, consultation with only one or two resource specialists is required to certify that resources will not be negatively affected. This level of review is known as "administrative review." Complex or multi-phase projects (such as building rehabilitations) require full N<sup>2</sup> committee review. An N<sup>2</sup> submittal includes digital and hard copies of the screening form, along with attachments (usually drawings or maps), which must be submitted a week prior to the meeting.

#### **N<sup>2</sup> MEETING**

Project managers may use the weekly N<sup>2</sup> meeting to: 1) review their project at the scoping stage, in order to assist them in completing the proper documentation *or*, 2) present their project to the N<sup>2</sup> team



## 2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit B: The Presidio Trust N<sup>2</sup> Review Process  
to achieve compliance with the  
**National Historic Preservation Act (NHPA)** and  
**the National Environmental Policy Act (NEPA)**

for comments on projects requiring a planning record and compliance documentation. N<sup>2</sup> Meetings are held every Thursday at 10am, and agendas are distributed electronically to team members and presenters in advance of the meeting. Members of the signatory and concurring parties to the Programmatic Agreement may attend project review meetings and comment on projects under review. Project documents are also made available to the public in the Trust Library in building 103 (103 Montgomery Street).

The Presidio Trust N<sup>2</sup> Review Team is comprised of the following resource specialists:

**Federal Preservation Officer:** *Craig Middleton*  
**Deputy Federal Preservation Officer (DFPO):** *Rob Thomson*  
**NHPA Compliance/Preservation Specialists:** *Michelle Taylor*  
**NEPA Compliance Manager:** *John Pelka*  
**Archeologists:** *Eric Blind, Kari Jones*  
**Preservation Project Manager:** *Christina Wallace*  
**Forester:** *Peter Ehrlich*  
**Historical Architects:** *Rob Wallace, Chandler McCoy*  
**Integrated Pest Management Specialist:** *Christa Conforti*  
**Historic Landscape Architect/Cultural Landscape Specialist:** *Michael Lamb*  
**Natural Resources Specialist:** *Terri Thomas*  
**Transportation Specialists:** *Mark Helmbrecht, Amy Marshall*

Following a full-review N<sup>2</sup> meeting, Trust compliance staff will document meeting minutes and conditions required to support a Categorical Exclusion and Certificate of Compliance, and circulate minutes to the N<sup>2</sup> team, signatory and concurring parties via electronic mail for comment or questions. The minutes and conditions will reflect input from the DFPO and qualified Trust staff, as well as comments received from signatory and concurring parties or the public. Within five business days following circulation of the meeting minutes and project conditions, the DFPO will distribute final minutes and prepare a Certificate of Compliance and Categorical Exclusion to be included in the undertaking's administrative record.

### **CATEGORICAL EXCLUSION**

The Categorical Exclusion Form is issued to the project manager as evidence of compliance with NEPA, but is not considered complete until all the conditions (for the purpose of avoiding any environmental impact) are met. A Categorical Exclusion is considered complete when all project conditions are signed off by the applicable team specialist or their designee. This documentation is generally required before going to Permitting. Some conditions apply to the construction period and are monitored and certified after permitting. When a project proposal is administratively reviewed, the same process applies and a project approval number is assigned in the N<sup>2</sup> database.

### **CERTIFICATE OF COMPLIANCE**

The Certificate of Compliance is issued to the project manager as documentation that a project will not have an adverse effect to the historic properties of the National Historic Landmark District (NHLD) or the NHLD itself. The Federal Preservation Officer or Deputy Federal Preservation Officer, with input



**2014 ANNUAL REPORT  
OF NHPA COMPLIANCE ACTIVITIES**  
Exhibit B: The Presidio Trust N<sup>2</sup> Review Process  
to achieve compliance with the  
**National Historic Preservation Act (NHPA)** and  
the **National Environmental Policy Act (NEPA)**

from the specialists on the N<sup>2</sup> review team can determine that a project 1) has no effect, 2) has no adverse effect or 3) has no adverse effect with stipulations. Stipulations constitute detailed requirements that will, when implemented, ensure that the project avoids any adverse effect(s) to historic properties. Stipulations must generally be met prior to implementation, unless specifically documented otherwise. The Historic Compliance Coordinator often continues correspondence to document that stipulations are followed. A CC is considered complete once all stipulations are signed off by the project manager, and it is returned to the compliance department. When a project proposal is administratively reviewed, a CC is issued with a project approval number assigned in the N<sup>2</sup> database. Documentation of a completed CC or administrative approval is required before going to the Presidio Trust Permitting Department.

**2014 Annual Report for NHPA Compliance Activities per the Programmatic Agreement Among the Presidio Trust,  
National Park Service, the Advisor Council for Historic Preservation and the California State Historic Preservation Office  
for Operations and Maintenance in Area B of the Presidio of San Francisco.**

**Project Number Title**

**14-010 Presidio Golf Course Fence Removal**

**Summary** This project will remove approximately 800 lineal feet of 6-foot high non-historic chain-link fence parallel to Washington Boulevard and the Presidio Golf Course between the east and west Washington neighborhoods. A section of the fence that is adjacent to the Park Boulevard that runs through heavy brush will remain. A section of 14-foot high fence near the 15th tee will be replaced by a lower 6-foot high black vinyl chain-link fence that will bend around the tee.

**Project** Landscaping/Site Work  
**Project Manager:** Michael Lamb

**Submitted** 1/7/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

**Project Number Title**

**14-011 "Picturing the Presidio" Temporary Art Exhibition**

**Summary** This project will install 8 poster-sized, black and white photographs taken by noted Bay Area photographer Lyle Gomes along the Bay Area Ridge and Park Trails. The photographs will portray the forest stands as they appeared 20+ years ago to show the changes that have occurred. Each image will be accompanied by a brief statement identifying the image title, artist and how to get more information on the project, and will be mounted on an outdoor sign similar to Trust trail signs. The signs will be fabricated and installed by the Trust, and will remain in the park for approximately 7 months. Following closure of the exhibit, all signs will be removed and each site returned to its pre-

**Project** Miscellaneous  
**Project Manager:** Allison Stone

**Submitted** 1/21/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

***List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1***

**Project Number Title**

**14-012 E. Mason Street Storm Drain Abandonment**

**Summary** This project will abandon approximately 700 feet of old redwood stave storm drain discovered along the north face of the Mason Street Warehouses. The project will eliminate the pavement sinkholes that continue to develop as a result of pipe deterioration. Approximately half of the length will be abandoned in place by grout fill injection from one end. The other half will be excavated using typical excavation methods to expose and remove the top of the pipe, fill the pipe interior with engineered fill, and backfill to grade. The total construction duration is anticipated to be 30 calendar days with work hours from 7:30 am to 4:30 pm Monday through Friday. Traffic controls will be required during work hours. Excavations will be either plated or backfilled and traffic restored to normal during non-work hours.

**Project** Infrastructure  
**Project Manager:** Tom Mudd

**Submitted** 1/22/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **14-013 Building 50 Restaurant, Bar and Kitchen Tenant Improvement**

**Summary** Building 50 (Officers' Club, c.1810) is the oldest structure on the Presidio and a contributing building to the Presidio NHL. The Trust began rehabilitation of the resource to a base-building condition in 2011 (11-045) to accommodate the future use of a Heritage Center (with exhibits), special event space, classrooms and restaurant. Exhibit designs were reviewed last year (13-036). The Trust is partnering with a restaurateur to install a full-service restaurant and bar in the west portion of the historic wing of building 50, and convert a portion of the new addition to back of house kitchen operation and storage. The restaurant will be located in the Arguello Room with additional seating in the Portola Courtyard, both historic spaces. The Arguello Room was historically used as a banquet room and kitchen; it was first constructed in the 1920's and rehabilitated in 1934. The Courtyard was likely created in the 1930's but enclosed in 1958; re-establishment of this space was part of the 2011 rehabilitation project. The project includes fitting out an existing kitchen space, constructing a free-standing bar, and furnishings to accommodate approximately 75 guests, including outdoor seating in the Portola Courtyard. All new furnishings within the Arguello Room will be free-standing and compatible with the historic interior. New kitchen mechanical systems will be installed in a screened location set back on the roof in order to minimize their visual presence on the building. Character defining features in the Arguello Room that were identified in the 2010 historic structure report for building 50 are being retained and highlighted as part of the tenant improvement. Service access to the kitchen will be via the rear door of the south wing using an existing path of travel identified as part of the warm shell project. Food storage and delivery locations were identified in the 2011 rehabilitation plans.

**Project** Rehabilitation/TI  
**Project Manager:** Christina Wallace  
**Submitted** 2/5/2014  
**Reviewed on:** 2/20/2014

**Certificate of Compliance Issued**

***List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1***

**Project Number Title**

**14-014 Fort Scott CNG Station Parking Lot Regulations**

**Summary** Parking regulations are part of the ongoing Non-Residential Parking Program that started in 2007. As Fort Scott becomes more active, parking management control regulations are necessary to ensure that the parking nearby serves the needs of future tenants. Parking regulations have already been implemented along Storey Avenue, in the parking lot in front of Building 1208, and the parking lot serving the Log Cabin. The project will install parking machines to vend parking permits and associated regulatory signage in the CNG Station parking lot located east of Lincoln Boulevard and west of Ralston Avenue. The parking lot will be posted as Zone 9 and will require a Zone 9 permit everyday

**Project** Transportation/Parking  
**Project Manager:** Heather Salem

**Submitted** 2/7/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-015 North Wing of Building 101, Society of California Pioneers Tenant Improvements**

**Summary** Building 101 (Montgomery Street Barrack, c. 1895) is a three-story brick building and a contributing structure to the Presidio NHL. The Trust rehabilitated the building to a “warm shell” condition in 2010/2011. Since then, the 2nd and 3rd floors and portions of the basement have been occupied by an office tenant (Swirl) (13-026) and the south wing of the 1st floor is under construction for a restaurant (13-048). The Society of California Pioneers now intends to make a series of tenant improvements on the north wing of the 1st floor and portions of the basement. The space will be used for exhibits, archival storage, publicly-accessible reference library, curatorial facility and administrative offices. Improvements on the 1st floor will include two new openings in historic walls to address security requirements and allow for fluid access between rooms 122 and 123 (historic dormitory and mess hall) and rooms 120 and 122 (historic company offices and dormitory). These openings are of minimal dimensions necessary to allow for the secure operation of this multi-tenant, publicly accessible floor, and to ensure retention of the character-defining floor plan of the wing. Additional work on the 1st floor will include installation of a ceiling, telecom, HVAC systems, electrical upgrades and select new partitions added to room 124 (historic kitchen) to create a photo curator’s room and office. New air handling equipment (ceiling mounted ducting) will be required to adequately service the entire tenant space; duct runs will require minimal coring through historic walls to achieve code-required ventilation for all tenant spaces. A transparent film will improve the security of the historic windows.

Tenant improvements for the unfinished basement will include MEP necessary to establish climate and humidity controls for the storage of archival materials and artifacts, and the installation of security measures at the at-grade windows. Mechanical equipment for the basement spaces will include condensers mounted at discrete locations adjacent to the building exterior. A 19th-century artifact, the San Francisco Committee of Vigilance Bell, will be displayed on the front porch of building 101, which will require additional structural support on the underside of the porch.

**Project** Rehabilitation/TI  
**Project Manager:** Joshua Bagley

**Submitted** 2/13/2014  
**Reviewed on:** 2/20/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **14-016 Mountain Lake Fish Eradication**

**Summary** As part of an adaptive management plan to reintroduce native vegetation and wildlife in Mountain Lake, the Trust will apply a botanical fish toxicant to the lake to eradicate all fish from the lake including sediment-foraging carp and predator mosquito fish. The presence of these and other invasive fish in the lake prevents the successful reintroduction of native species. The Trust has unsuccessfully used mechanical means such as nets and electrical current to remove fish from the lake. CFT Legumine, which contains the active ingredient Rotenone, will be used as the fish toxicant. Rotenone is a botanical material that degrades very quickly in water. A single treatment of CFT Legumine applied during the fall of 2014 will likely be successful in eradicating all fish from the lake. The lake will be monitored for Rotenone following treatment.

**Project** Vegetation Restoration  
**Project Manager:** Terri Thomas

**Submitted** 2/11/2014  
**Reviewed on:** 3/20/2014

**Certificate of Compliance Issued**

### **Project Number Title**

#### **14-017 Lendrum Court Interim Actions to Reduce Soil Exposure**

**Summary** Lendrum Court is a residential area located in the northwest corner of Area B. Based on soil analytical data, it appears that lead in surface soils at the site present a potential human health risk to residents. Temporary actions are required by the Department of Toxic Substances Control to minimize exposure while a final remedial action is developed. Measures include installing post and cable fencing around exposed surface soils in the moderately sloped landscape areas to restrict access; installing aggregate base walkways in high-traffic areas around residences; installing sand-set pavers in selected patio areas and covering the surface soils in low to moderate traffic areas with erosion control matting, gopher-resistant mesh, and wood chips; and installing gopher-resistant mesh and sod in the informal gathering areas.

**Project** Remediation  
**Project Manager:** Eileen Fanelli

**Submitted** 3/16/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **14-018 Lyon Street Reforestation III & Boundary Wall Repair**

**Summary** This project entails removal of 24 mature blue gum eucalyptus trees, repairs to a degraded portion of the historic boundary wall, and subsequent reforestation in a steeply-sloped area of the Historic Forest west of the Lyon Street wall (between Vallejo and Green Streets). Tree removals will address safety concerns related to trees or limbs overhanging the public right of way, and the potential for trees falling onto adjacent private property. A crane will be staged at the end of Vallejo Street outside the Presidio, which will require temporarily closing the Lyon Street steps one block to the north and south. Chipping, processing and staging locations will alternate between West Broadway and the end of Shafter Road, necessitating road closures and tenant notifications. Erosion control measures will be installed onsite. Forestry work will facilitate access to an approximately 300-foot section of the 4- to 10-foot high Lyon Street "notch" wall from the Presidio side at the site's eastern edge. Stabilization will address previously identified deficiencies (cracks, displacement) that may be aggravated by the tree removals. Drilled piers will be installed at the back (buried) side of the retaining wall, which will be connected to the existing historic wall by steel rods or angles. Weep holes and a new v-ditch will help direct water away from the wall and adjacent properties outside the Presidio. Tree plantings will follow the pattern of previous phases of Lyon Street reforestation (11-065 and 11-071), including a mixture of lower-stature eucalyptus on the upper portions of the slope, and a mix of prunus and tea tree varieties in the lower portions nearest to the wall and adjacent houses. The reforestation plan has been designed to control erosion, reduce tree-related risks and maintain the character of the Historic Forest in this area.

**Project** Trees  
**Project Manager:** Glen Angell

**Submitted** 4/3/2014  
**Reviewed on:** 4/10/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **14-019 Tenant Sign Guidelines**

**Summary** Tenants are prohibited from designing and installing their own signs in Area B. Rather, the Trust maintains responsibility for the design, construction, installation and maintenance of all signs. The Tenant Sign Guidelines [for Non-Residential Exterior Signs] update the current Sign Policy (02-256 and 04-078) and introduce new sign designs. The guidelines are intended to provide a reasonable balance among the needs of tenants to identify their businesses, services and other activities with signs, the needs of Presidio visitors and business clientele to find their destinations, and the Trust's responsibility to prevent visual discord and a feeling of commercialization and avoid clutter. The guidelines are arranged by zones. Within each zone, a specific palette of signs is available based on building type and size. Tenants must request signs from the Trust, who will provide the signs consistent with the guidelines. Consistency and uniformity of sign structures and sign placement will preserve the Presidio's historic visual character and protect its visual setting.

**Project** Site Furnishings  
**Project Manager:** Chandler McCoy

**Submitted** 4/9/2014  
**Reviewed on:** 4/17/2014

**Certificate of Compliance Issued**

### **Project Number Title**

#### **14-020 Building 385 Swirl Offices Tenant Improvements**

**Summary** Building 385 (Post Exchange, built 1955) was determined eligible for contributing to the NHL (2008 Draft NHL Update) and is considered a historic property for the purposes of the Trust's Programmatic Agreement. Swirl currently occupies the 2nd and 3rd floors of building 101, all of building 116, and a suite in building 220, and wishes to occupy building 385 for office use on a short-term basis (4 to 6 years). The project will provide collaborative work space for no more than 60 employees in an open studio environment, consistent with the existing and historic open floor plan. The scope of work will entail mostly interior tenant improvements, including: removal and abatement of existing floor tile; selective demolition of non-historic partitions; remodel of non-historic kitchen; new code-compliant interior stair to existing non-historic mezzanine space; installation of glazed storefront walls to create a new meeting room and infill existing exterior roll up door (roll up door will remain); new employee shower, bike storage and IT room in existing spaces; electrical, heating and data improvements; and new carpet, flooring and interior paint. Construction will be staged from inside the building. Construction workers and Swirl employees will be prohibited from parking their cars in the lot adjacent to the building.

**Project** Rehabilitation/TI  
**Project Manager:** Joshua Bagley

**Submitted** 5/22/2014  
**Reviewed on:** 5/29/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-021 Golf Course Use of Nortica Bio-Nematicide**

**Summary** Pathogenic nematodes, particularly *Anguina pacificae*, have caused substantial damage to Presidio Golf Course greens, resulting in patchy uneven putting surfaces. Golf course turf managers are currently using non-chemical methods and chemical control (Primo Maxx, a plant growth regulator) to prevent and reduce nematode damage on greens. These combined nematode control methods have not protected the greens from all nematode damage, as some greens still have up to 50 percent of the turf damaged by nematodes during winter months when turf grass is most susceptible. This project proposes the use of a newly available bio-nematicide (Nortica, EPA Registration #432-1512) containing the active ingredient *Bacillus firmus*, a bacterium, which protects turf roots from nematodes. *Bacillus firmus* is not a known or probable carcinogen or a reproductive or developmental toxin, is not a cholinesterase inhibitor, and is not a known groundwater contaminant as designated by the state of California. It is not toxic to mammals, birds, insects, earthworms, or fish. All the standard pesticide use restrictions as outlined in the Presidio Golf Course IPM Program and manufacturer's use specifications will be observed during applications.

**Project** IPM

**Project Manager:** Christa Conforti

**Submitted** 4/14/2014

**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-022 Building 1230 Rehabilitation & Tenant Improvements**

**Summary** The former warehouse (built 1918, mothballed 2008) is a historic structure in the Fort Scott district. Golden Link Concessionaire (tenant) seeks to rehabilitate the building for an operations and maintenance center for the Presidio Parkway (former Doyle Drive) scheduled for completion in 2016. The primary tenant improvements will accommodate general office use and a two-hour fire rated control room. The scope of work includes: hazardous material abatement, seismic stabilization, MEP upgrades, insulation, and tenant improvements for office use (new floor finishes, new paint, new lighting, select new partitions, plumbing fixtures, ADA upgrades, and new stairs and ramp at building entrances). New partitions to be added to accommodate office spaces will be differentiated from original walls with the use of newer materials, storefront glazing and transoms. New plumbing fixtures will allow for updated bathrooms and a new kitchenette/break room. Existing character-defining features, historic finishes and elements of the building's floor plan, including intact bead-board wall and ceiling finishes, will be retained. Wood-frame windows will be restored. Improvements to the unfinished attic/storage space include new MEP equipment and the build out of partitions to seal off unused space. Seismic stabilization will require a new perimeter foundation, roof replacement (in kind) and new sheathing. The building will be fully sprinkled. Building rehabilitation will achieve a LEED Silver certification or better. A lift truck, a small emergency response truck and one other vehicle will be parked nearby.

**Project** Rehabilitation/TI  
**Project Manager:** Joshua Bagley

**Submitted** 4/17/2014  
**Reviewed on:** 4/24/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-023 Cell Site No. 16 (Verizon Wireless “Presidio West”)**

**Summary** PROJECT CANCELLED. Verizon Wireless proposes to construct a new cell site near NHL-contributing building 1450 along Battery Caulfield Road to offer more reliable consumer services and a higher capacity of usage for subscribers while minimizing impacts to park resources. The lease area is surrounded by an existing non-historic building (electrical substation) to the west, a chain link fence to the north, an existing parking lot to the south, and a new chain link fence to the east. The site was selected for its line of sight, adjacency to existing utilities infrastructure, and backdrop of mature trees, which serve to reduce the facility’s visual prominence. The facility will include a new 70-foot steel monopole with 12 antennas mounted at a centerline of 67 feet. The monopole will be located within a fenced 22-foot by 34-foot lease area equipment enclosure along with a pre-fabricated equipment shelter and utility infrastructure (telecom cabinet and power meter). The gradual slope of the site will require construction of a retaining wall on the south side of the lease area near the parking lot. New stairs and a 4-foot handrail will be added to access the equipment shelter. One tree (a 3-inch Coast Live Oak) will be removed and relocated at the Trust’s discretion. Batteries in lieu of a permanent backup generator will be present onsite. Radio Frequency (RF) Notice signs will be placed on the fence line around the perimeter of the site. After construction is complete and the site is up and running, Verizon service technicians will typically visit the site once or twice per month for routine maintenance.

**Project** Infrastructure  
**Project Manager:** Steve Carp

**Submitted** 4/30/2014  
**Reviewed on:** N/A

**Certificate of Compliance Issued**  
PROJECT CANCELLED

### **Project Number Title**

**14-024 Fixed Meter Repeaters for Electrical and Water**

**Summary** Proposal to install 17 individual repeater boxes with antenna to facilitate digital meter reading for utilities (water repeater dimensions are: 12"x9"x7"; electric repeater dimensions are: 11.6"x6.31"x4.88" ). The repeater boxes will be located throughout the park, using fifteen existing utility poles, one new utility pole and the existing Presidio Hill radio tower. These repeater boxes will read the meters in the area and send electronic files to software at YES Management. The in-house high voltage crews will affix the units to utility poles and we will hire a contractor to install on the Presidio Hill tower.

**Project** Infrastructure  
**Project Manager:** Kathleen Catton

**Submitted** 4/30/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-025 Curb Markings and Signage for Montgomery Street Barracks Loading**

**Summary** Delivery trucks and contractors have recently been parallel parking vehicles on Sheridan Avenue and Taylor Road to unload materials for building 101. This activity forces traffic into the opposing lane to pass and limits visibility of vehicular traffic, pedestrians and cyclists, creating a safety hazard. Curb painting and signage will clarify where this activity is prohibited and identify where it is permitted. Building tenants will be notified that deliveries and loading must occur in the rear of the buildings.

**Project** Transportation/Parking  
**Project Manager:** Amy Marshall

**Submitted** 5/13/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

### **Project Number Title**

**14-026 Heritage Program IPM Program**

**Summary** Maintaining historical items in collections or exhibits requires protecting those items from pests that could do damage. The Heritage Program IPM Program outlines acceptable pest management and permitted materials for managing the museum pests that are likely to occur in the archaeology and museum collections managed by the Heritage Program, or in Heritage Program collections storage, processing and exhibition locations within the Presidio. The IPM Program will assist with the creation and maintenance of an appropriate environment for archaeology and museum collections in fulfillment of the Trust's duty to the public. Pesticides will be used only in instances where non-chemical methods have proven insufficient or not feasible, and only those that have been determined to be of low-risk to people and natural resources will be used. Pesticides included in the Heritage Program IPM Program are consistent with existing IPM guidelines: there are no known human carcinogens or reproductive toxins, no known groundwater contaminants, no pesticides with a high acute toxicity, and no pesticides that are acutely toxic to mammals or birds. All pesticide applications will occur indoors and will be coordinated with building occupants to reduce potential for unneeded pesticide exposure.

**Project** IPM  
**Project Manager:** Christa Conforti

**Submitted** 5/19/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## ***List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1***

### **Project Number Title**

#### **14-027 Brooks Reforestation I**

**Summary** Bark Beetles and Pine Pitch Canker have killed a number of trees in the area north of Brooks Court and east of Lincoln Boulevard. This project will rehabilitate this area of the Historic Forest with Pine Pitch Canker resistant Monterey pine and seedling Monterey cypress. Three declining Monterey pines and two dead and declining Monterey cypress between 1713 Brooks Court and 1503 Pershing Street, and 20 smaller Monterey pines in poor health and structure lining the west side of Lincoln Boulevard will be removed. Ice plant will also be removed from the flat area to the east of the slope. Stumps will be ground, the area will be ripped, and 300 cubic yards of compost will be tilled in. A backflow, mainline and drip irrigation will be installed after compost application and tilling. Erosion control will be installed on both the slope and the flat area to the east. One hundred Monterey cypress and 50 Monterey pine will be planted along with 30 Shore pine that will line the slope at the eastern edge of Lincoln Boulevard. Trees will be irrigated for 3 to 5 years and thinned to a density of 30 to 50 trees per acre. Tenants in adjacent residences will be notified 2 weeks prior to the start of the tree removal.

**Project** Trees  
**Project Manager:** Peter Ehrlich  
**Submitted** 5/13/2014  
**Reviewed on:** 5/29/2014

**Certificate of Compliance Issued**

### **Project Number Title**

#### **14-028 Lower Kobbe Reforestation I**

**Summary** Tree decline, including several mature Monterey cypress that have died due to Armillaria, has occurred in the area just west of Highway 1 near the intersection of Kobbe and Park Boulevard. This project will replace declining and dead trees with young vigorous seedlings to rehabilitate the area. Approximately 200 to 300 cubic yards of compost will be incorporated into the sandy soils as amendment to increase both nutrient and water holding capacity. A new drip irrigation system will connect to an existing system near Kobbe Avenue that currently feeds the pine reforestation areas to the north. Eighty to 100 Monterey cypress seedlings and several Monterey pines will be planted on 15-foot centers in order to maintain the character of this stand of Historic Forest. No new trees will be planted within 25 feet of the Highway 1 overcrossing. Young trees will be irrigated for 3 to 5 years and eventually thinned to a stock of 30 to 50 trees per acre. Notification to tenants along lower Kobbe will be sent 2 weeks prior to the start of tree removal.

**Project** Trees  
**Project Manager:** Peter Ehrlich  
**Submitted** 5/13/2014  
**Reviewed on:** 5/29/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-029 Rehabilitation of Buildings 1818 and 1819 for Preschool**

**Summary** The Playgroup wishes to rehabilitate buildings 1818 and 1819 (Infectious Disease Research Laboratory and Offices, built 1932) and associated site for preschool use for 60 students. The NHL-contributing buildings are small (6,000 and 1,600 square feet, respectively) single story over basement, unreinforced masonry structures at the northwest edge of the Public Health Service (PHS) district. The buildings have been vacant for nearly 30 years and are attractive nuisances. The project will bring the buildings into compliance with current structural, fire and life safety codes for the use, while retaining and/or restoring the interior floor plan along with all interior and exterior character-defining features of the buildings and site. The scope of work includes: hazardous materials abatement, seismic upgrades (via center core drilling at all perimeter and central corridor walls), new MEP systems, exterior envelope repairs, ADA improvements (including a limited use/limited application lift to service the basement of building 1818), a new deck to connect the two buildings, a new glazed entry vestibule at the rear of 1818, restoration of historic windows, and select tenant improvements necessary for preschool use (new floor finishes, paint, lighting, ceilings, bathroom fixtures, etc.). The non-historic interior ceiling in building 1819 will be removed and the original operating room skylight restored. Building rehabilitation will achieve a LEED Silver certification. Site improvements include extension of the existing loop road to encompass both buildings, striping for parking and student drop off zones, and construction of a fenced outdoor play area. The play area will incorporate materials from the Presidio including sand, gravel, and wood in order to complement the natural character of the site. The primary (south) elevation of 1818 will be replanted in a manner that is consistent with the historic landscape character of the PHS buildings. Select tree removals on the north side of the site will be required to accommodate the new use. Required Transportation Demand Management (TDM) measures to minimize anticipated traffic impacts include but are not limited to carpooling among parents, staggering of arrivals and departures, promoting the use of alternative transportation options, and regular monitoring of traffic generated by the project.

**Project** Rehabilitation/Base Bldg  
**Project Manager:** Joshua Bagley

**Submitted** 5/14/2014  
**Reviewed on:** 5/22/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **14-030 Morton Street Field Parking Regulations**

**Summary** Parking regulations are part of the ongoing Non-Residential Parking Program that started in 2007. Morton Street Field is located in a residential neighborhood however the parking areas in front of the Morton Street Field and along the north side of Morton Street are currently unregulated. This has led to vehicles being parked in the area long-term with no permits and limiting the number of spaces available for users of the Morton Street Field. Implementing parking regulations in this area will limit the number of long-term vehicles and will free up space to allow users of the field to find parking. This submittal is specific to the installation of regulatory signage in the parking area directly in front of the Morton Street Field and along the north side of Morton Street. Parking regulations in the Morton Street Field lot on the south side of Morton Street would allow vehicles to park short-term (three hours) without a permit every day from 6:00 a.m. to 10:00 p.m. Residents with overflow Zone 1 permits and those in the Sanches (Zone C) and Portola (Zone E) neighborhoods will be able to continue to utilize this area for overflow parking. Since the areas north of Morton Street are considered protected by the Vegetation Management Plan, No Parking Anytime signs and red curb paint will be installed to discourage parking along this stretch of the road.

**Project** Transportation/Parking  
**Project Manager:** Heather Salem

**Submitted** 5/30/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-031 Pygmy Forest Reforestation I (West Pacific Reforestation #7)**

**Summary** This project will replace the dead and moribund topped Monterey cypress trees at the southeastern edge of the "Pygmy Forest" along West Pacific Avenue. These trees have been artificially maintained at a height of 20 to 25 feet through a topping regime that was instituted every three to seven years since 1947. Half the trees in the 0.6 acres proposed for removal and reforestation are dead. The remaining trees are in very poor health. The pilot project will test the suitability of four cypresses (Gowen, MacNab, Sargent's and Santa Cruz) suggested in the Vegetation Management Plan for height modification in the rehabilitation of the Pygmy Forest. The proposed use of the endangered Santa Cruz cypress and threatened Gowen cypress will require consultation with the U.S. Fish and Wildlife Service (USFWS). Twenty-eight Monterey cypress will be removed just northwest of the intersection of Walnut and West Pacific. Stumps of the removed trees will be ground out along with buttress roots. The presence of *Armillaria mellea* in this area will require that the below grade root systems of the topped trees that are removed be either dug or ground out. The grindings from the roots ground out will be spread across the site to allow them to dry in order to reduce the virulence of the *Armillaria* fungus in the area. Two hundred yards of compost will be spread across the site to increase water holding capacity of the dune sand soils present. Automatic drip irrigation will be installed. Twenty-five to 30 seedlings of each Gowen cypress, MacNab cypress, Sargent's cypress and possibly Santa Cruz cypress (if stock can be located) will be planted. Planting and thinning of the trees will follow USFWS recommendations. Public outreach will begin along West Pacific Avenue 2 weeks prior to the start of tree removal.

**Project** Trees  
**Project Manager:** Peter Ehrlich

**Submitted** 5/29/2014  
**Reviewed on:** 6/5/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **14-032 Barnard Avenue Riparian and Oak Woodland Habitat Restoration**

**Summary** The Barnard Avenue Protected Range (BAPR) was remediated and re-graded in 2013 to better accommodate perennial stream flows and to allow for wetland enhancement at the site. This project will enhance habitat within a 0.26-acre site adjacent to BAPR. Approximately 18 trees will be removed, and the site will be cleared of invasive ivy and shrubs, including English ivy, cotoneaster and Himalayan blackberry. The majority of the site is anticipated to be seasonally wet, and will support willow riparian species. The up slope area will consist of a mix of shrubs, forbs and native trees such as coast live oak, toyon and wax myrtle to provide wildlife cover and forage. The design layout includes a relatively high planting density (an average on-center spacing of 3 to 4.5 feet) to facilitate the rapid establishment of dense cover to provide erosion protection (after year 3) and to resist invasion by non-native weeds. Work will begin as soon as possible after bird nesting season ends August 1st. Re-vegetation will immediately follow tree removal, and SWPPP measures will be implemented. A soil management plan, DTSC approval, and additional remediation may be necessary if construction or restoration efforts will result in an increase in exposure of human or ecological receptors to contaminants of concern (COCs) in soil in the Land Use Control (LUC) zone.

**Project** Vegetation Restoration  
**Project Manager:** Lew Stringer  
**Submitted** 5/30/2014  
**Reviewed on:** 6/12/2014

**Certificate of Compliance Issued**

### **Project Number Title**

#### **14-033 Sand Dune Habitat Restoration for Lessingia Recovery at 3 Sites**

**Summary** Over the past 20 years, the Presidio Park Stewards Program has enhanced and restored sand dune habitat throughout the Presidio. This project entails tree removals and re-vegetation within 3 sites to restore dune habitat for the endangered San Francisco lessingia. The sites are at Rob Hill (80 trees), North of Building 1818 (17 trees), and in Stand 2 North of Baker Beach Housing (35 trees). The planting plan is to seed dune annuals into the newly prepared open sand areas. The intention is to use dune annual species as the sole re-vegetation palette in an effort to delay succession of perennial species which will ultimately out-compete the annuals for resources. Annuals that establish and seed into the site in spring will be the source population for population growth over time. Some perennial species may be added in the following years as the site manager and ecologist deem desirable. The sites will be re-vegetated after the tree removals starting in October, which is ideal for establishment of the palette of plant species. Erosion is not expected to be of concern.

**Project** Vegetation Restoration  
**Project Manager:** Lew Stringer  
**Submitted** 5/30/2014  
**Reviewed on:** 6/12/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-034 Interim Rule: Public Use Limit on Commercial Dog Walking**

**Summary** This interim rule applies to commercial dog walkers (i.e., persons walking four or more dogs at one time for consideration) in Area B of the Presidio of San Francisco (Presidio). The limit will require any such commercial dog walker to possess a valid commercial dog walking permit obtained from the National Park Service, Golden Gate National Recreation Area (GGNRA). Commercial dog walkers will be allowed a maximum of six dogs at any one time. Commercial dog walkers will be required to comply with the terms and conditions of the GGNRA permit, and visibly display their badges when engaging in commercial dog walking activities within Area B. To obtain a GGNRA permit, applicants will need to submit a business license, proof of liability insurance, and proof of dog-handling training from an existing training course provider (such as the San Francisco SPCA). The GGNRA commercial dog walking permit requirement is a compendium amendment for all GGNRA sites in San Francisco and Marin Counties that allow dog walking, and is being implemented concurrently with the Trust's rule. Both are interim actions and will remain in effect until the final special regulation for dog walking in GGNRA is promulgated as anticipated in late 2015, at which time the Trust expects that it will adopt a final rule following public input and comment.

**Project** Miscellaneous  
**Project Manager:** John Pelka

**Submitted** 6/10/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

### **Project Number Title**

**14-035 Presidio Officers' Club "Earth Wall" Art Installation by Andy Goldsworthy**

**Summary** The intent of this installation is to build upon recent successes in using art about place as a way to welcome the public, broaden audience and reach, and enhance visitor use and enjoyment. The proposed sculpture is much smaller in scale than the artist's previous Presidio works and is intended to provide a focal point at the western end of the new [non-historic] courtyard in the Presidio Officers' Club. The sculpture would be comprised of a five- to six-foot wide half sphere constructed of curved eucalyptus branches sourced from the park. The sphere would be housed within a rammed earth wall which would be constructed immediately in front of (and extend the length of) the existing (new) courtyard wall, at a distance from the historic portions of the building. From a visual perspective, the rammed earth wall would essentially become the westernmost wall of the forecourt. The work is proposed to be permanent, and thus will be subject to the review process outlined in the Presidio Trust Art Policy and Art Collections Manual.

**Project** Miscellaneous  
**Project Manager:** Allison Stone

**Submitted** 6/12/2014  
**Reviewed on:** 6/19/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**14-036 Paul Goode Field Renovation**

**Summary** Project Scoping only on 6/26/2014. Project Review expected in 2015.

**Project** Recreation

**Project Manager:** Cynthia Skovlin

**Submitted** 6/16/2014

**Reviewed on:** 6/26/2014

### **Project Number Title**

**14-037 Addition of DoubleNickel & Serenade Fungicides to Presidio Trust Landscape IPM Program**

**Summary** Pathogenic fungi have caused substantial damage to landscape shrubs and trees. In the Presidio's damp cool climate, Landscape staff need multiple methods to prevent and control disease damage, and wish to use a newly available bio-fungicide (Double Nickel; EPA Registration #70051-107), which contains the bacterium *Bacillus amyloliquefaciens*, and an additional fungicide (Serenade; EPA #69592-11), which contains the bacterium *Bacillus subtilis*. These *Bacillus* species have antibiotic properties and protect plants from fungal disease on landscape plants. This would not necessarily replace the use of currently approved fungicides, just allow for another option in foliar disease control. The active ingredients are not known or probable carcinogens or reproductive or developmental toxins, are not cholinesterase inhibitors, and are not known groundwater contaminants. They are not toxic to mammals, birds, insects, earthworms, or fish. The pesticide application would be done according to the manufacturer's use specifications, and all standard pesticide use restrictions as outlined in the Presidio Trust Landscape IPM Program would be observed.

**Project** IPM

**Project Manager:** Christa Conforti

**Submitted** 6/18/2014

**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

***List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1***

**Project Number Title**

**14-038 Presidio Golf Course Bunker Rehabilitation – Holes 2, 11 and 14**

**Summary** The Presidio Golf Course was initially constructed in 1895 and is a contributing resource to the NHLD. The existing bunkers (sand traps) near holes 2, 11 and 14 have poor drainage, hold water, do not reflect the historic character of the golf course, and create a customer experience inconsistent with that of the rest of the golf course. This project continues the bunker rehabilitation that began in 2011 and is expected to be completed in 2016 (to date, half the holes are finished; see 10-075, 12-001 and 13-024). The work will include the removal of existing sand, excavation to add new drainage, and construction of new bunkers. The new landform designs are reflective of golf course architecture in the 1920s and will be done in the spirit of the original 1923 Fowler and Simpson course re-design.

**Project** Golf Course  
**Project Manager:** Brian Netz  
**Submitted** 7/10/2014  
**Reviewed on:** 7/17/2014

**Certificate of Compliance Issued**

**Project Number Title**

**14-039 Presidio Trust Employee Memorial at Kobbe Garden**

**Summary** Project Cancelled

**Project** Site Furnishings  
**Project Manager:** Chandler McCoy  
**Submitted** 7/28/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**  
PROJECT CANCELLED

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **14-040 Building 50 Officers' Club Classroom Wall Construction**

**Summary** This project will construct two new walls in the classroom (room 110) at building 50. This room was constructed as part of the building 50 rehabilitation project (11-045) and is comprised of a new ceiling, floor and two storefront assembly walls. The remaining walls feature large murals from the early 1950s depicting a romanticized interpretation of the early Spanish colonial life at the Presidio. The murals were moved from their original locations during the rehabilitation, and occupy nearly the full length and width of the two walls. The construction of the new walls will achieve protection of historic murals while providing a surface to attach whiteboards and visual aids for instructors. Photographs of the murals will be installed at a nearby location so that their presence can be recorded and interpreted.

**Project** Rehabilitation/TI

**Project Manager:** Chandler McCoy

**Submitted** 7/24/2014

**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

*List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

**Project Number Title**

**14-041 North Fort Scott Residential Neighborhood Landscape Enhancements**

**Summary** This neighborhood landscape enhancement project is part of ongoing efforts to upgrade all residential neighborhood landscapes to support Trust sustainability, aesthetic and planning goals. The scope of work includes select tree removal (16 mature eucalyptus trees in the Ramsel Court area), new concrete patios associated with most buildings, and the addition of ornamental plantings at the entries and in areas visible from the streets. The design will build upon the mid-century modern aesthetic of the structures and will include plants from Australia and South Africa. While the non-historic North Fort Scott neighborhood (2-story, multi-unit residential buildings constructed in 1970) does not contribute to the NHL, its context within the larger NHL and adjacent VMP areas has been taken into consideration in the design approach. The project will be carried out in several phases, beginning with tree removal in fall of 2014. The work will be coordinated with planned landscape replacement/enhancement along the Doyle Drive construction corridor. Landscaping of Lendrum Court will be reviewed as a separate project following completion of soil remediation (see 14-042)

**Project** Landscaping/Site Work  
**Project Manager:** Michael Lamb

**Submitted** 8/7/2014  
**Reviewed on:** 8/14/2014

**Certificate of Compliance Issued**

## ***List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1***

### **Project Number Title**

#### **14-042 Soil Sampling Work Plan for Lendrum Court**

**Summary** Trenching and sampling of the Lendrum Court residential neighborhood is required to determine the extent of Army-era waste debris present. Sampling will allow for the development of remedial alternatives and designs to address the debris in a manner protective of human health and the environment per guidance by the Department of Toxic Substance Control. Approximately 20 test pits will be excavated near the 20 residential buildings around Lendrum Court to evaluate the extent of debris present. Test pits are planned to be approximately 18 inches wide, up to 8 feet long, and 5 feet deep. Test pits will be excavated using a subcontractor-operated mini-excavator. Soil will be returned to the test pits and compacted by wheel rolling on the same day as it is excavated. To allow access for test pits, undergrowth and small brush in the dense forest north of and around Lendrum Court will be cut to approximately 6 inches above ground surface. This will allow visual observation of ground, distinctions in topography, and exposure of debris, while still leaving roots and some ground cover in place to limit soil erosion. Trees will remain in place to provide canopy and visual screening for residents. Tree protection measures will be incorporated in the vegetation removal plans. Tenants and neighbors have been consulted in public meetings, public outreach is ongoing, and the project is posted on the Trust's website.

**Project** Remediation  
**Project Manager:** Eileen Fanelli

**Submitted** 8/6/2014  
**Reviewed on:** 8/14/2014

**Certificate of Compliance Issued**

### **Project Number Title**

#### **14-043 Gorgas Avenue Stairs and Crosswalk**

**Summary** A parking lot located on the south side of Gorgas Ave, across from building 1162 and adjacent to building 1076, is separated from Gorgas Avenue by a historic brick retaining wall approximately 2 1/2' in height. Visitors who park in the lot often jump off of the wall and cross the street to the Gorgas Warehouses without a crosswalk. The project manager has prepared a proposal that will address the access and safety issues created by this condition. Proposal includes the construction of stairs leading from the parking lot to Gorgas Avenue accompanied by a new crosswalk. The stairs will be constructed at the location of the wall removed for utilities (date unknown) thereby minimizing damage to a historic resource. Two parking spaces will be removed to accommodate a new crosswalk that will lead from the new stairs to the entrance of buildings 1162 and 1161.

**Project** Transportation/Parking  
**Project Manager:** Amy Marshall

**Submitted** 8/7/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## ***List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1***

### **Project Number Title**

#### **14-044 Sand Import and Storage at Nike Site**

**Summary** Dune sand is being excavated from the CPMC hospital site at Cathedral Hill in San Francisco. The Trust will acquire up to 7,500 cubic yards of sand from the site and store it at the “Nike site” located at Battery Caulfield southeast of building 1450 for future projects at the site subject to additional environmental review. Battery Caulfield is a former Nike Ajax Missile Launch site (1954-1962) equipped with three underground missile magazines recently determined ineligible as a historic resource. The new sand will be stockpiled so as to retain required trucking circulation and to permit access for crews to sample monitoring wells at the site. The two locations proposed for stockpiling the sand will avoid the magazine doors, asphalt, existing berms, drainage, adjacent natural resource landscapes and monitoring wells. Sand hauling will involve approximately 25 truck trips per day for up to 30 days. Hauling trucks will be prohibited from entering or exiting the 14th or 15th Avenue gates.

**Project** Miscellaneous  
**Project Manager:** Glen Angell

**Submitted** 8/14/2014  
**Reviewed on:** 8/21/2014

**Certificate of Compliance Issued**

### **Project Number Title**

#### **14-045 Fort Scott Parking Regulations at Ralston and Upton**

**Summary** As Fort Scott becomes more active, parking management is necessary to ensure that parking supply remains adequate into the future. In 2013, parking regulations were implemented along Storey Avenue, in the parking lot in front of Building 1208, the parking lot serving the Log Cabin (13-038), and again in 2014 at the CNG lot located off of Lincoln Blvd (14-014). This project will install parking machines to vend parking permits and associated regulatory signage along Battery Wagner Road and along Upton Avenue and Ralston Avenue between buildings 1227 and 1230. Parking along Battery Wagner Road will be regulated every day from 8am-6pm for Zones P and 9, which will allow Storey Avenue residents to continue to use this area for overflow parking. The rest of the area will be regulated similar to other areas of Fort Scott (every day from 8am-6pm) and zoned as Zone 9.

**Project** Transportation/Parking  
**Project Manager:** Heather Salem

**Submitted** 7/30/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## ***List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1***

### **Project Number Title**

**14-046 New Entrance to Building D Restaurant in Letterman Digital Arts Center**

**Summary** This project will construct a new entrance to the currently vacant first floor restaurant in building D at the Letterman Digital Arts Center. The primary entrance addition to the facility will include a ramp, stair, canopy and patio. The patio will be constructed around an existing redwood tree, which will be protected during construction.

**Project** Rehabilitation/TI  
**Project Manager:** Mark Zuffo

**Submitted** 8/27/2014  
**Reviewed on:** Administrative Review  
**Certificate of Compliance Issued**

### **Project Number Title**

**14-047 Building 58 Rear Porch Enclosure**

**Summary** The back porch of building 58 (Funston Avenue Officer Family Housing, built 1885) is a secondary space whose size and footprint has been altered over time to accommodate changing needs, and was last rebuilt 8 years ago as part of a neighborhood rehabilitation project (06-039). This project will enlarge (by 42 square feet) and enclose the porch for additional storage space. The work includes the selective removal of the existing deck, construction of the new deck, three new footings, an enlarged landing, reconstructed stairs and railings, an extended shed roof to match existing roof in dimension and profile, and enclosure porch with simple 1/1 wood frame windows and a door. Work will match existing construction and appearance and will be performed by Trust crews and contract workers with Trust oversight.

**Project** Rehabilitation/TI  
**Project Manager:** Kevin Lorne

**Submitted** 9/9/2014  
**Reviewed on:** Administrative Review  
**Certificate of Compliance Issued**

### **Project Number Title**

**14-048 Building 39, Suite 310 Tenant Improvement**

**Summary** The project is a tenant improvement of a third floor (attic) office suite of non-residential building 39 (Sixth Army Headquarters, built 1940). The work includes selective demolition of non-historic, partial height partitions; construction of new interior partitions, interior office windows, doors, frames and hardware; and painting, carpet, finishes and wood floors. The project scope will provide tenant with a new break room, copy printer room, and storage/server room.

**Project** Rehabilitation/TI  
**Project Manager:** Rob Wallace

**Submitted** 6/30/2014  
**Reviewed on:** Administrative Review  
**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **14-049 Ralston Sanitary Sewer Upgrades**

**Summary** This project addresses deficiencies within the Trust's sanitary sewer system serving the west side of Fort Scott to support planned redevelopment of buildings in the district. The work scope entails repairing and/or replacing the sanitary sewer on Ralston Street from building 1203 bisecting Storey Avenue and extending north on Miller Road. Work will be performed with a typical excavation and trench approach or with a minimally invasive pipe-burst method which reduces the amount of excavation necessary. The interiors of existing manholes will be rehabilitated and spot repairs made at discrete pipe locations. Portions of the project boundaries are within a known LUC site. Excavated soil will be tested for potential contaminants and reused as backfill subject to approval by the Trust Remediation Program Manager or disposed at a permitted, offsite landfill in accordance with state and federal law. Tree protection measures as outlined by the Presidio Trust Forester will be followed for trees adjacent to the excavation areas.

**Project** Infrastructure  
**Project Manager:** Tom Mudd

**Submitted** 9/18/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

### **Project Number Title**

#### **14-050 Pershing Square Fence**

**Summary** A post and cable fence will be installed around the southeast quadrant of Pershing Square to secure an archaeological excavation taking place. The excavation is part of the Trust's continued efforts to reveal and understand the early construction of El Presidio. The fence posts will be placed every 8 feet in grass or the sidewalk along the site perimeter. The alignment of the fence will allow access for public use of nearby picnic tables, cultural monuments and circulation paths, accommodate landscaping and maintenance equipment, and meet fire code requirements. The fence will remain in place for the duration of the excavation, approximately 3 to 5 years.

**Project** Landscaping/Site Work  
**Project Manager:** Amy Deck

**Submitted** 8/14/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

***List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1***

**Project Number Title**

**15-001 Building 1756 New Warehouse**

**Summary** The Trust currently stores building maintenance and repair materials in building 643 in the Crissy Field district (Area B). Building 643 must be vacated, which requires the storage operation be moved to a new facility. The fenced area north of and abutting non-historic building 1752 (former Army motor pool maintenance shop, part of an isolated complex of buildings constructed in 1970) within the Trust corporate yard will allow the Trust to consolidate materials delivery and storage operations with existing warehousing operations (see attached). The area is currently occupied by a non-historic 2,134 square-foot metal carport structure, which will be replaced by a new 3,400 square-foot warehouse (the PTMP permits new small structures and replacement construction in the South Hills “to serve the management needs of the park”). The pre-engineered, clear-span building is designed to maximize interior efficiency and optimize truck unloading access. Construction will include the abandonment of an existing cast-iron water lateral and a new connection to the water main, demolition and recycling of the existing carport and asphalt-concrete paving, new footings and slab, and erection of the building. Electrical, heating, fire suppression, fire alarm and access control system, loading door and main door, and other features will be installed in the new warehouse. The new warehouse will be clad in metal siding with a roof-type compatible with the adjacent building, and dark-sky compliant light fixtures will be used. All work will conform to current applicable Trust codes, guidelines and standards in order to achieve compatibility with the setting in this non-historic location, and avoid adverse effects to the NHLD.

**Project** Building Use  
**Project Manager:** Tom Knapp

**Submitted** 10/1/2014  
**Reviewed on:** 10/9/2014

**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**15-002 MacArthur Meadow Wetland Restoration**

**Summary** MacArthur Meadow is located within the Tennessee Hollow Watershed where the three creek tributaries in the watershed converge, forming a single channel at the historic Lovers' Lane bridge site before flowing north to the restored Thompson's Reach and Crissy Field Marsh. Historically, the site was a gently sloped marshland before the U.S. Army installed drainage channels and fill. Today, the site is a shallow, concave, kidney-shaped dry meadow with a few wetland areas. Vegetation within the site is dominated by non-natives and limited areas of existing freshwater wetland and rock-lined channel. This project will restore an ecologically functional, freshwater wet meadow and riparian habitat unique to the Presidio and San Francisco. Non-native vegetation will be cleared to allow for replanting with a diverse array of native wetland and upland plant species. Approximately 23,000 individual plants comprising a diverse mixture of roughly 60 different native species will be used. The site will be graded to achieve desired hydrologic connectivity and topography requiring the removal of approximately 10,000 cubic yards of soil/fill materials. Opportunities to beneficially reuse materials in other nearby locations will be considered wherever feasible. Final grading will create a network of 1,500 feet of new earthen creek channels, 3.82 acres of new wetland, and 0.12 acres of upland for a total of 3.94 acres. The existing at-grade trail (Lovers' Lane) bisecting the site will be replaced with an elevated boardwalk designed to resemble the boardwalk that was historically in this location. Site restoration will take into account data collection related to soil and groundwater conditions, a conceptual model, and watershed-wide ground-surface water model. The project will retain and/or incorporate contributing landscape and drainage features into the restoration plan, and will follow a site-specific archaeological management assessment (AMA) and cultural landscape treatment recommendations (Main Post CLR) in order to avoid adverse effects to historic resources.

**Project** Vegetation Restoration  
**Project Manager:** Amy Deck

**Submitted** 11/7/2014  
**Reviewed on:** 11/20/2014

**Certificate of Compliance Issued**

## ***List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1***

### **Project Number Title**

#### **15-003 Addition of Café at SenSpa Building 1161**

**Summary** Building 1161 is a former warehouse (1919) rehabilitated into a spa by the existing tenant, SenSpa, in 2005. The tenant has proposed the conversion of an existing lounge and meeting space into a café that will serve beverages and pre-packaged food. The proposal will add a food service counter, sink, refrigerator and partition wall with shoji screen door with panels. The project includes selective demolition and infill of non-historic walls to accommodate or remove doors. The project proposal will not alter or damage historic finishes or features such as the wood floor, original walls or open ceiling plan with exposed rafters. DRC has reviewed the project and has not identified any issues.

**Project** Rehabilitation/TI  
**Project Manager:** Shemaiah Stanton

**Submitted** 10/31/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

### **Project Number Title**

#### **15-004 Building 215 Transit Café Renovation**

**Summary** This project will remodel the Transit Café at non-historic building 215 (built 2005). The remodel includes new equipment for self-service foods, a new small storage room, changing lighting fixtures, repainting, new tables and chairs (interior and exterior), new umbrellas and removal of one small planted area to allow for clearer access to the main entry. The modifications will improve the flow within the café, and provide more food options and expedited customer service to its patrons. In order to provide continuity of food service during the 6 to 8 week construction period, the catering truck currently at the Golden Gate Club will be temporarily relocated to the grassy area west of the café. The catering truck will offer coffee, beverages and a limited food menu from early morning to early afternoon. The perimeter of the catering truck will be supported with 1-inch plywood to protect the roots of the adjacent stand of Cypress trees.

**Project** Rehabilitation/TI  
**Project Manager:** Christina Wallace

**Submitted** 10/15/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **15-005 Building 385 Landscape Rehabilitation**

**Summary** This project will rehabilitate a small (3,000-square foot) lawn on the north side of building 385 (built 1955) along Moraga Avenue and west of the entrance walk. The work includes removing the lawn and altering existing irrigation to support an assortment of groundcovers and shrubs similar to the existing plantings, and three or four pine trees aligned with Moraga Avenue. The row of pine trees is consistent with the Community District treatment recommendations from the Main Post Cultural Landscape Report. Originally the trees were Monterey pine (*Pinus radiata*), which is not readily available as a disease resistant variety. Cluster Pine (*Pinus piaster*), which is very similar looking to *Pinus radiata* and has recently been approved for use on the Presidio, will be used in its place. A total of 40 new plants, including the row of pines, will be arranged on-site. Additional plantings could fill in the site should funds become available.

**Project** Landscaping/Site Work  
**Project Manager:** Michael Lamb

**Submitted** 12/3/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

### **Project Number Title**

#### **15-006 Fog Harvest Pilot Project**

**Summary** Fog harvesting is a technique of pulling water out of the air under favorable climatic conditions. It has been studied and used in foggy regions of the world for several decades, notably in Chile. Using a small-scale fog collection system, the Trust will investigate whether the typical fog that reaches the Battery Safford/Battery Dynamite area could be captured to supplement water used to irrigate compost windrows at the Presidio compost facility between Battery Safford and Battery Dynamite. The pilot will involve installation of up to 3 small-scale fog collectors, each consisting of a 1m by 1m mesh screen that is attached on either end to two poles. The poles will rest on top of the ground and be secured using guy wires, and sand bags if necessary. The amount of water collected from the screens will be monitored daily. At the end of the pilot, several variables will be accessed: the amount of water collected; an extrapolation of the potential amount of water collected by a larger scale system; the water storage capabilities of the site; the visual impact of the pilot screens; and the educational potential of this water.

**Project** Research/Testing  
**Project Manager:** Abby Morris

**Submitted** 12/5/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

#### **15-007 Building 38 2nd Floor Tenant Improvements**

**Summary** This project will provide new office space for Bare Snacks (tenant) on the second floor of historic building 38 (Barracks/Sixth Army Headquarters, built 1940). The work includes selective demolition of non-historic book shelves; construction of new interior partitions, interior office windows, doors, frames and hardware; and new lighting fixtures, carpet and painting. The project will not alter or damage existing historic finishes including original perimeter walls, windows, bull nosed window sills, concrete posts, and tile detailing found at the base of some walls and posts.

**Project** Rehabilitation/TI  
**Project Manager:** Aaron Klang

**Submitted** 12/22/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

### **Project Number Title**

#### **15-008 Mountain Lake Aeration Facility**

**Summary** The construction of an aeration facility for Mountain Lake was proposed as part of the Mountain Lake Enhancement Project and evaluated in the Mountain Lake Environmental Assessment. The facility is needed in order to remove algal blooms that will continue to grow until plant life has been well established and can aerate the lake naturally. This project is for the installation of a concrete pad, air compressor, and underground electrical conduit for the facility on city property near the corner of Funston Avenue and Lake Street. The air compressor will be mounted on top of the concrete pad in a self-contained cabinet. The cabinet will be located behind storage containers without designated trails or access. The Trust obtained a CEQA exemption for the project from the city's Planning Department. The equipment installation is outside the NHLD therefore no historic properties are affected.

**Project** Vegetation Restoration  
**Project Manager:** Terri Thomas

**Submitted** 12/23/2014  
**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**

## *List of Projects Reviewed Through the N2 Process Under Stipulation IV.C.1*

### **Project Number Title**

**15-011 East Mason Electric Undergrounding**

**Summary** This project will relocate existing overhead electric distribution facilities into new and existing underground pathways in Mason Street. The project facilitates future rehabilitation of the Mason Street warehouses (buildings 1182 through 1188), and supports the Trust's policy to remove overhead electric service where feasible and beneficial. The new underground alignment consists of two 4-inch conduits from the existing electric vault in Mason Street just west of building 1185 to a new electric vault at the west end of building 1188. The alignment will be constructed by typical open cut excavation methods. Traffic controls may reduce traffic to a single lane around the work zone with flaggers directing one-way traffic. Excavated soil will be reused as backfill with any excess or non-reusable soil disposed offsite. The project is largely outside of archaeologically sensitive areas, forested or natural areas, remediation zones and trails. The railway alignment, a historic feature in the project vicinity, will be avoided.

**Project** Infrastructure

**Project Manager:** Tom Mudd

**Submitted** 12/29/2014

**Reviewed on:** Administrative Review

**Certificate of Compliance Issued**



## 2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

### Exhibit D: Archaeological Research, Projects, And Program Highlights

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In 2014, Trust archaeology staff provided NHPA compliance support for ongoing Trust operations, conducted elective archaeological research, and supported the 2014 reopening of the Officers' Club (Building 50). This summary outlines Trust archaeology's efforts to comply with NHPA, including a list of all Archaeological Management Assessments (AMA) issued in 2014 along with a summary of archaeological identification and monitoring completed. Additionally, this report outlines activities of the broader Archaeology Program, which includes research, collections management, education, training and outreach.

#### **Archaeological Management Assessments, Identification, and Monitoring**

Archaeology staff worked with Presidio Trust planning staff and cultural resource consultants to support several projects within the Presidio in 2014. One new Archaeological Management Assessment (AMA) was issued for one project: The Lyon Street Reforestation III and Boundary Wall Repair.

Trust Archaeology Staff completed monitoring for various building projects and hazardous material remediation projects including the Building 637 Area Remediation, Building 49 Lead Remediation, Building 45 Lead Remediation, Building 651 and 652 Lead Remediation, Buildings 1818 and 1819 Remedial Characterization, East Arm Wetland Restoration at Mountain Lake, and YMCA Reach Wetland Construction. Archaeological monitoring and oversight was also provided for the Building 2 Lead Remediation project by Pacific Legacy, Inc., a cultural resources contractor. None of these monitoring projects resulted in the discovery of previously unknown archaeological areas. Ongoing monitoring for the Building 50 Rehabilitation project was completed in partnership with the Anthropological Studies Center (ASC) of Sonoma State University. Portions of *El Presidio* foundations noted during Building 50 Rehabilitation monitoring were documented, protected in place, and reburied through project redesign.

Periodic monitoring of excavation for the remediation of contaminated soils in the Building 637 area (Crissy Field Planning District, south of Mason Street and east of building 640) revealed an intact portion of the Spring Valley Water Company flume. This feature (Feature 11 – Lobos Creek Water Control) was listed as a contributing archaeological area of the NHL (Alley et al. 1993). The portion of the flume exposed during remedial excavation was photographed, mapped, protected in place and reburied. Trust archaeology staff are in the process of updating the Trust's archaeology atlas to reflect updated location information.

All archaeological material recovered from the Presidio is permanently curated in the on-site federal curation facility which meets the requirements of a curation facility as described in 36 CFR Part 79 – Curation of Federally-Owned and Administered Archeological Collections.

#### **Archaeological Research and Project Highlights**

Archaeological research in 2014 focused primarily on a new identification study at *El Presidio de San Francisco*, the Spanish-colonial archaeological site and a contributing area of the Presidio NHL. In 2014, the Presidio Trust's Archaeology team commenced a work plan, "El Presidio Archaeological Identification Season 2014: (ELPIAS 2014) for a long-term research project on Pershing Square in the Presidio's Main Post. The work plan follows the finalization of *Levantar* the Archaeological Management Plan for El Presidio in 2012, which details the management approach and archaeological



## 2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

### Exhibit D: Archaeological Research, Projects, And Program Highlights

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methods involved for work at El Presidio, consistent with Stipulation II.H of the Programmatic Agreement for the Main Post Update (2010).

Excavation was concentrated in an area where adobe structures which remained into the American Period were repurposed by the US Army in a similar fashion to the Officer's Club. Two 2-meter by 2-meter archaeological units, with the addition of a 1-meter by 1-meter unit added diagonally to each, were opened within the predicted location of the 1815 *El Presidio* quadrangle's west wing. Investigations were conducted by Trust archaeology staff, a team of interns who received on-the-job training as part of the project, and volunteers who assisted in field and laboratory processing. Almost one hundred volunteers contributed more than 250 hours to the project. The investigations took place on Thursdays, Fridays and Saturdays between May and October 2014.

A full report of ELPAIS 2014 is underway. In summary, excavations revealed intact, intersecting serpentine foundations from the 1815 *El Presidio* adobe fort. According to an 1882 blueprint by the Post Quartermaster, these walls would have previously been interior room dividing walls, constructed before the long adobe building was subdivided to become separate officer's quarters. The exposed foundations mark the northern side of the southern of these two buildings. Below what Trust archaeologists determined was the 1815 ground surface, a large refuse pit containing two cow skulls and other assorted material associated with the Spanish Colonial period was discovered under a deliberate clay cap. This style of refuse pit has been found in other areas of *El Presidio* and may be quite large. Its placement under known historic ground surface suggests that it predates the 1815 major fort expansion, which likely means that it is an extra-mural deposit in association with the earlier, smaller adobe fortification.

ELPAIS 2014 was conducted in accordance with the Lab's "open site" policy, which opens excavations to park visitors and encourages questions and active engagement with the archaeological team. Archaeology staff and interns developed interpretive signage, maintained a changing artifact display, and kept logs of their interactions with site visitors. The construction of a new, lightweight, temporary "field station" tent helped identify the area as an archaeological project to passersby, and a team of 10 archaeology docents were trained to aid the PAL team in basic interpretation. Over 2,000 people visited the site over the course of the season, with Saturdays achieving the highest rate of visitation.

#### **Education and Outreach**

In 2014, the Heritage Program Education Team served a total of 1,892 students from San Francisco, Marin, Alameda and San Mateo counties.

829 4<sup>th</sup> grade students participated in *Excavate History*, which focuses on the Spanish colonial era and teaches students how archaeology can help us learn about the people who once lived at El Presidio de San Francisco. Through a series of hands-on activities, students investigate how the arrival of the Spanish colonists changed both the natural and cultural landscape of San Francisco.

226 students in 4<sup>th</sup>-6<sup>th</sup> grade participated in *Garbology*, a partnership program with the Golden Gate National Parks Conservancy and the National Park Service. A great deal can be learned about different cultures by studying the trash they leave behind. Students learn how Presidio archaeologists uncover the past by studying artifacts from Ohlone Indians, Spaniards, Mexicans and Americans who



## 2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

### Exhibit D: Archaeological Research, Projects, And Program Highlights

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lived and worked in the area. As students engage in hands-on activities using replicas of artifacts recovered from Crissy Field landfill, they build an understanding of how the people of the past interacted with their surroundings. Then they consider the impact of their own garbage on the environment and discuss alternatives for reducing waste.

408 2<sup>nd</sup> and 3<sup>rd</sup> grade students participated in *Thingamajigs and Whatchamcallits*, a field trip designed to introduce young students to the field of archaeology by providing them with an opportunity to explore past cultures by comparing and contrasting artifacts. Utilizing their observation skills, students examine historic images to learn about daily life during the Ohlone, Spanish and early American eras at the Presidio. Students then excavate dig boxes filled with replica artifacts and in small groups they classify their assemblage according to color, size, material and function. After collectively charting their data as a class, students reflect on the similarities and differences between people's daily lives throughout time and understand that although cultures use different artifacts for shelter, clothing, food, work, play, and transportation all humans share these similar needs.

In addition to educational outreach a number of events were organized this fall for the general public. On October 19<sup>th</sup>, 2014, the Archaeology Lab celebrated International Archaeology Day and California Archaeology Month with a Lab Open House and youth programming. Archaeology staff, interns, and volunteers welcomed more than 150 people into the Lab, answered questions, shared findings from the summer's excavations, and delivered programs to school-aged children. On November 5<sup>th</sup>, the Presidio Archaeology Lab (PAL) collaborated with the Golden Gate National Parks Conservancy's Park Academy in offering Presidio Archaeology 101: an introduction to the archaeological process in relation to current research at the PAL. Nine park volunteers were served and the PAL received generally favorable feedback, with a request to develop a secondary course. In November, in conjunction with the re-opening of the Presidio Officers' Club, staff archaeologists and interns began offering weekly tours of the archaeological site and lab, as well as a weekly three-hour open lab time allowing people to visit the lab, watch archaeologists work, and ask questions.

#### **Training and Intern News**

The robust field and laboratory program of 2014 supported six postgraduate internships. Recent graduates of UC Santa Cruz, UC Berkeley, Stanford, and Sonoma State participated in the full-time residential internship program. They receive training in heritage management, archaeological field methods, laboratory analysis, collections management, museum development, and public education and outreach. The interns also completed individual projects; highlights from 2014 include the *ELPAIS 2014* work plan, new acquisitions to the PAL's comparative faunal collection, an inventory of transcriptions of historic invoices and analysis related to *El Presidio*, and planning for the development of an ethnobotanical garden in the *El Polin* area.

The internship program has supported two former interns in gaining employment in archaeology: one as a field technician with a private archaeological consulting firm, and another as a Heritage Technician for the Presidio Trust Heritage Program.

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**2008 Update to the Presidio of San Francisco National Historic Landmark Registration Form – Status at the end of 2014**

In late 2007 the Trust initiated an update to the NHL documentation to reflect changes that have occurred in the NHLD since 1993. Trust contractor Page & Turnbull submitted a 90% draft of the Update to the National Park Service-Pacific West Regional Office (NPS-PWRO) in October of 2008. Document review began in 2009, and in 2011 the Trust began working with Page & Turnbull to address initial comments from the NPS-PWRO. The Trust submitted to NPS-PWRO an updated draft that addressed comments in January of 2015. After the Update is finalized, the new information will merge with the existing 1993 National Register nomination into a single document. The Trust anticipates initiating a comprehensive update of the NHL Registration Forms following the completion of the Doyle Drive replacement project (+/- 2016).

The draft 2008 Update did not re-evaluate buildings already listed as contributing, but did provide revised descriptions of buildings removed or altered since 1993. Evaluation did not include the interiors of buildings, and did not include individual landscape features or cultural landscapes. Research focused on post-1945 buildings, particularly on those constructed after 1943 (since those have reached 50 years of age since the 1993 Update). The 2008 Update also includes context statements describing historic periods not considered in the 1993 Update. Those periods of post-World War II development are as follows:

- Beginning of the Cold War, 1946-1949
- Korean War, 1950-1953
- Military Affairs between Wars, 1954-1958
- Vietnam War, 1959-1973
- Operational Training and Readiness, 1974-1989
- Persian Gulf War and BRAC, 1990-1994

The draft 2008 Update identified 119 resources as eligible for listing on the National Register (106 buildings and 13 structures). These are listed below according to their building number, Army-era name, and date of construction:

- 401- 434: East Washington Housing (1948)
- 1772: Water Pump House (1948)
- 98: Garage (1949)
- 645: Sewage Pump House (1949)
- 765, 767: Upper Portola Housing (1950)
- 644, 649: US Army Reserve Training Center – Harmon Hall (1951)
- 1501-1599: Baker Beach Housing (1953)
- 385: Post Exchange (1955)
- 68: Emergency Generator (1955)
- 924: Engineer Field Maintenance (1958)
- 386: Post Library (1958)

All resources identified in the draft 2008 Update as eligible have been treated as historic properties while the report has been under NPS and Trust review. Between 2011 and 2014 the Trust compliance staff continued to develop and refine “physical history reports” for the eligible properties following the same format as the 1993 NPS documentation. These reports, as well as additional archival research into the buildings’ histories, have helped in the monitoring and assessment of residential building turns and cyclic maintenance for the newly-eligible buildings since 2008.

The PA-MPU stipulated that an individual determination of eligibility (DOE) would be made for building 385 (Post Exchange, 1956), located in the Main Post and scheduled for demolition under the Main Post Update. This determination will help determine appropriate treatment of the building prior to its removal in order to accommodate the Moraga Avenue parking lot. The Trust submitted these materials to the California Office of Historic Preservation (OHP) for review including OHP DPR-523 forms documenting the building’s history and status in January 2015. The Trust has also completed HABS recordation for building 385.

**Battery Caulfield (SF-89L)**

In 2014, the Presidio Trust initiated consultation under Stipulation III.A of the 2014 PA regarding an eligibility determination for a former Nike missile installation located in the southwest corner of the Presidio. The Presidio’s former Nike-Ajax Missile Launch site, Battery Caulfield (SF-89L), was active 1954-1962 and was one of a dozen or so such sites that existed in the Bay Area from 1954-1974. The Trust requested this action as part of the planning process for future treatment on and around the Nike site. On June 24, the Trust initiated consultation with the National Park Service and California State Historic Preservation Officer via a package that included a draft DPR 523 form for Battery Caulfield. Following a consultation meeting and revisions to the DPR form, the Trust received preliminary concurrence on its determination of ineligibility for listing on the National Register and non-contributing status to the NHL in October. Formal letters indicating such concurrence from the NPS and SHPO offices are expected in early 2015.

The Trust did not proceed with the full scope of soil delivery and burial of the site as described in the June 24 letter due to issues that arose with groundwater management and engineering involved in the previously-contemplated plan. At present there are no plans for further work at the site, though the Trust still intends to address public safety issues at the magazines in the future by capping or otherwise sealing the above-grade entrances.



*Battery Caulfield, Presidio's former Nike Launch site in 1957. The Richmond District of San Francisco is visible in the background.*

*Title: Balboa and Lincoln High School ROTC cadets at Fort Winfield Scott, Presidio (1957).*

*Source: San Francisco History Center, San Francisco Public Library*



*Battery Caulfield as it appears today, with the Richmond District in the background. (July 2014)*



Presidio  
Trust

**2014 ANNUAL REPORT**  
**OF NHPA COMPLIANCE ACTIVITIES**  
Exhibit F: Consultation under Stipulation IV.C.2  
Review of EA's and EIS's

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**The Trust did not initiate consultations under Stipulation IV.C.2 of the 2014 PTPA (Coordination with an Environmental Assessment or Environmental Impact Statement Process) for any projects in calendar year 2014. It did, however, continue consultation under Stipulation IX.C of the 2002 PTPA for the Sports Basement/Mason Street Warehouses Rehabilitation project, which involves coordination with an Environmental Assessment. A summary of actions taken under that consultation in reporting year 2014 can be found in Exhibit G – Multi-Agency Consultation.**

**Consultation on Revision and Renewal of the 2002 PTPA**

The Trust initiated consultation on revisions to and renewal of the 2002 agreement document in July 2011 ahead of its planned expiration in 2012. Following an agreement among the Trust, NPS, SHPO and ACHP to extend the PTPA through the end of 2013, the Trust re-engaged on this effort in May of 2013. The complete, revised draft was circulated for a 30 day public and concurring party comment period beginning on November 15. Following the conclusion of that comment period, the signatory agencies agreed to extend the agreement until the end of April 2014. The new PTPA was executed on April 30, 2014 and will remain in effect until 2024. The Presidio Historical Association (PHA) and National Trust for Historic Preservation (NTHP), the two concurring parties to the 2002 agreement, were both invited to sign the new agreement. The PHA declined the invitation and NTHP accepted. The Trust expresses its gratitude to its PA partners for successfully completing this agreement document renewal, and looks forward to carrying out its terms in the years to come.

**Doyle Drive Replacement Project**

A Record of Decision and a Programmatic Agreement for the Doyle Drive replacement project were executed in 2008, concluding a multi-year consultation effort. Parties involved in design and construction efforts since that time have included the Federal Highways Administration (FHWA), Caltrans, San Francisco County Transportation Authority (SFCTA), National Park Service-GGNRA, California SHPO and the Trust, along with engineering, design and environmental consulting firms. In 2010, the state identified the project as a candidate for a public-private partnership (known as “P3”) to complete funding, design and construction. The remaining four contracts were included in the P3 package, and a concessionaire was selected in December 2010. Project planning, design development and preparations for historic resource protection measures according to the Built Environment and Archaeology Treatment Plans (BETP and ATP, both 2009) continued throughout 2014, as they had in previous years of the project.

Since 2009 Caltrans has convened monthly meetings of the Treatment Oversight Panel (TOP), a team of cultural resource specialists representing signatory agencies to the Doyle Drive PA. The TOP reviews and approves all activities implemented under the BETP, including: roadway design; documentation, stabilization and monitoring efforts for multiple built, landscape and archaeological resources; and other cultural resource documentation as required under the terms of the PA. This collaboration has proven to be a highly-effective partnership that will continue for the duration of the project as it transitions to contracts managed by the P3 team. Construction on the P3-led portions of the project commenced in early 2013, continued in 2014 and will extend through 2015. Construction completion is expected in 2016. The project submits detailed reports on a quarterly basis to all Doyle Drive PA parties under the terms of that agreement; what follows are highlights from work completed during the calendar year 2014.

*Building 201*

In 2013, P3 crews worked with the TOP and Trust staff to relocate and mothball building 201 (Quartermaster warehouse, 1897) from the west side of Halleck Street to a temporary storage location on the north side of French Court in order to construct the Main Post Tunnel. Once the Main Post Tunnel is built and Halleck Street restored, 201 will be returned to its approximate pre-construction location, and rehabilitated to a “warm shell” condition; a use-specific tenant fit-out will be overseen by the Trust at a future date. Throughout 2014, Trust design, compliance and planning staff engaged with the P3 team and TOP representatives to develop rehabilitation plans for the building and its site. In

the interim, the building is secured, monitored and protected on a storage site. The Trust anticipates the building will be moved to its permanent site later in 2015.

Other Doyle Drive-related project accomplishments in 2014 included:

- Resource documentation and development of a concept design for the facility-wide landscape package.
- Significant progress on construction of the northbound and southbound Main Post Tunnels and southbound Battery Bluff Tunnels, and the northbound High Viaduct structure. Traffic shift off the temporary detour and on to these new structures is anticipated in mid-2015.
- Ongoing monitoring by the project's Cultural Resources team of buildings, landscapes and construction-related ground disturbance to ensure agreed-upon levels of protection for cultural resources in the NHL.
- Coordination of the Doyle Drive project schedule and commitments with the Trust's New Presidio Parklands Project.
- Preliminary discussions on the goals, content and timeline of the project-wide Interpretative Wayside plan. Discussions and project development will continue in 2015.

More information about this scope of work, including pictures, can be found at the Doyle Drive/Presidio Parkway website here: <http://www.presidioparkway.org/>

**Rehabilitation of the Mason Street Warehouses (buildings 1182-1188)**

On July 12, 2013 the Trust initiated consultation with signatory and concurring parties under Stipulation X (Review of Future Planning Documents) of the 2002 PTPA on the rehabilitation of the Mason Street Warehouses. The undertaking involves the rehabilitation and adaptive reuse of seven contributing buildings to the NHL, collectively known as the Mason Street Warehouses (buildings 1182, 1183, 1184, 1185, 1186, 1187, 1188, built 1917-19) for use as a retail sporting goods store (Sports Basement, a current Trust tenant in building 610).

In addition to the full rehabilitation of the seven buildings, the undertaking includes: landscape, streetscape and parking improvements along Mason Street (additional parking will be constructed south of the buildings as part of the Doyle Drive project); along with full seismic and building systems upgrades to provide mercantile, assembly spaces (both indoor and outdoor), business/office space, and accessory uses (storage, mechanical, restrooms, and outdoor circulation). The project scope also proposes the installation of ridge skylights for increased natural light and a series of new building connections achieved through selective new openings in existing walls, extension of the historic loading docks, and the construction of approximately 4,000 sq/ft of connecting structure between the warehouses.

The July 2013 consultation package included a copy of the Trust's Notice of Intent to prepare an Environmental Assessment (NOI for an EA), a draft Area of Potential Effect (APE), a preliminary finding of "no adverse effect", and a proposal to proceed under Stipulation X of the PTPA. Following release of the first consultation package, the Trust agreed - in consultation with the ACHP and SHPO - to proceed with review of the project under Stipulation IX.C rather than Stipulation X as initially proposed. On October 11, 2013 the Trust circulated a second consultation package that contained additional project materials including a Historic Resource Evaluation (HRE), renderings of the

proposed rehabilitation, and a summary of public comments received during the NEPA scoping period.

On November 25, 2013 the Presidio Trust hosted a consultation meeting with representatives from NPS, SHPO and the project team to discuss comments and questions on the materials supplied to date. The Trust spent 2014 working with the project proponent to advance design efforts in order to address consultation party comments and achieve concurrence with the preliminary “no adverse effect” finding. A second consultation meeting was held on December 15 to review a revised design package; a third package reflecting design modifications discussed on the 15<sup>th</sup> was circulated on December 20. Finalization of the EA and Finding of No Significant Impact (FONSI) will await conclusion of the NHPA consultation for the project, expected in early 2015.

### **New Presidio Parklands Project (NP<sup>3</sup>)**

On August 29 the Trust initiated consultation under Stipulation IV of the 2014 PTPA on a landscape rehabilitation effort currently known as the “New Presidio Parklands Project” (or NP3). The NP3 encompasses a 13-acre area of the park comprised of the landscaped tunnel top at the north end of the Main Post, which will be created by the Doyle Drive/Presidio Parkway project, along with portions of mid-Crissy Field. The project will involve landscaping and public program development for this area of the park following completion of the roadway project (estimated 2016). The Trust is the lead agency on the project, but has partnered with the Golden Gate National Parks Conservancy (GGNPC) and the National Park Service in order to accomplish fundraising, design, program and public engagement goals.

The Trust began the solicitation process for a design team with a request for qualifications in March 2014, which resulted in the selection of five finalist teams. The teams were asked to focus on the following elements:

- The landscape atop the new Presidio Parkway Main Post Bluff tunnels
- The Crissy Field Center “Youth Campus” centered on building 603 (Post Exchange, 1939)
- Landscape and programming around a new Presidio Visitor Center in building 210 (Guardhouse, 1900)

Each finalist team was comprised of a collection of firms that brought together expertise in landscape design, public programming, historic preservation, community engagement and interpretation. On September 4, following initiation of consultation, the Trust held a public meeting at which the finalist teams introduced themselves along with their conceptual design and programming ideas for the project.

A public engagement program continued through the calendar year, including an exhibit in the Trust headquarters (building 103) that featured project boards and video presentations from each team, which was complemented by a series of public meetings, site walks and comment opportunities. More than 13,000 individuals visited the exhibit or the website and nearly 1,600 public comments were submitted and posted to the project website. In December, the Trust and its project partners selected the James Corner Field Operations-led team to continue design and program development for the NP3.

The design process will consider several sets of existing guidance that address treatment of the areas comprising the NP3 landscape. Each of these documents have been subject to consultation and finalized by their respective lead agency; they are:

- Doyle Drive Architectural Criteria Report – Caltrans (2008)
- Main Post Planning & Design Guidelines – Trust (2011)
- Main Post Cultural Landscape Report – Trust (2012)
- Mid-Crissy Planning & Design Guidelines – Trust (2013)

The Trust agreed with recommendations from the SHPO's office that initiating NHPA consultation at an early stage of project development would be beneficial for seeking consulting parties' input on the teams, the proposed design and program concepts. With the selection of a team, the Trust expects to initiate public scoping under NEPA and issue an updated consultation package under NHPA (including updated project information and a draft area of potential effect) in the first quarter of 2015. Consultation on the NP3 is expected to continue through 2015, with the aim of starting construction by late 2016.

Public-facing project updates will be posted regularly on the project website: <http://newpresidioparklands.org/>

**Building 210: Presidio Visitor Center**

In 2014 the Trust, in partnership with the NPS and GGNPC, began preliminary planning for the new Presidio Visitor's Center facility. Building 210 (Guardhouse, 1900; currently rehabilitated and in use as a retail bank and post office) was identified as the optimal location for the facility, and conceptual design for the building reuse and exhibits began earlier this year. The Trust anticipates reviewing the project under Stipulation IV of the PTPA later in 2015.

**Building 650 Wash Out**

Building 650, Stilwell Hall, is a two-story building with a basement and full attic constructed in 1921 as the Crissy air field enlisted men's barracks. The building is primarily constructed of hollow clay tile with a clay tile roof and a concrete basement. It is an H-shape building in plan with a south mess hall wing added in the 1930's. Building 650 fronts Mason Street, and sits directly north of and downslope from the new Presidio Parkway high viaduct and freeway project area.

On the afternoon of Sunday, February 9, personnel working on the Doyle Drive project alerted Trust construction managers of flooding and a washout at building 650 associated with that weekend's heavy rains. Upon investigation, Trust staff found that the rains had caused substantial erosion around the foundation of the building as well as flooding throughout the ground floor. Trust crews immediately began efforts to minimize further damage by re-routing water run-off and placing sandbags around the building. Inspections performed with Trust staff and a structural engineer confirmed that the erosion had caused significant undermining of the building's foundation on the east side, necessitating emergency stabilization measures. On February 11 the Trust notified signatory parties to the PTPA of the incident and described the emergency response measures, and structural solution, proposed for the building.



*Mason Street Elevation of Building 650 in 1941; the original Doyle Drive high viaduct can be seen behind the building. (Family of Russell G. Ayers, 1941)*

The structural engineer proposed a stabilization scope that included temporary shoring in the areas hardest hit by the flooding, followed by permanent underpinning under the foundation. The inspections further concluded that in addition to the foundation damage, a ground level western stair column was no longer stable and needed a new concrete slab and permanent underpinning. In addition to structural assessments, Trust utilities crews worked with Doyle Drive to determine the source of the flood water. They concluded that the flooding was caused by a combination of poor positive drainage at the building, deficient water management/drainage systems put in place at the adjacent freeway construction site, along with failed or abandoned storm drain systems in the vicinity.

With a site and building stabilization plan in place, the Trust worked with an outside contractor to install shoring under the east wing. To prevent further erosion additional positive drainage measures were put in place including plywood shelters over newly shored foundations and the installation of long flexible downspouts that re-directed water away from the building. Following the rains, most of the flooding inside the building dissipated but left several inches of mud in its place. The Trust worked with a hazardous materials contractor to remove the mud quickly and in a sensitive manner so as to minimize permanent damage to historic floor and wall finishes.

The shoring was designed to remain in place for the foreseeable future, until such time that the building is fully rehabilitated and a permanent, comprehensive structural design is completed. The drainage measures implemented in the late winter 2014 performed as expected through the remainder of that season, and have successfully kept water away from the building during late 2014 rain events.

The Trust and Doyle Drive/Presidio Parkway crews continue to monitor the building for water, cracks or any signs of movement.



*Heavy rains and poor drainage systems led to erosion and destabilization of building 650's foundation pictured here on February 9, 2014.*



*Temporary shoring and protective measures in place. (2014)*

### **WWII Memorial**

The 1.4-acre West Coast World War II Memorial was designed and built in the late 1950's and early 1960s, and is under the jurisdiction of the American Battlefield Monuments Commission (ABMC). The ABMC funded a project, which began in late 2012, to construct an accessible parking space in the adjacent parking lot off of Washington Boulevard and provided an accessible path of travel down from the parking area to the memorial itself. The project scope also included landscape improvements that will be compatible with the memorial and the surrounding landscape. Although ADA and landscape

improvements will be funded by the ABMC, Trust staff assisted in the development of the designs in order to ensure compatibility with the surrounding landscape, which includes historic forest, native plant and designed landscape areas. The West Coast Memorial was rededicated by ABMC Secretary Max Cleland and Trust Executive Director Craig Middleton during a public ceremony on November 17, 2014.

**Main Post Update**

Consultation on the Main Post Update, which began in November of 2007, was concluded in October 2010 with the execution of an agreement document by the Trust, the ACHP, NPS and SHPO. In addition to the signatory and invited signatory parties, the San Francisco Architectural Heritage (SFAH), the National Trust for Historic Preservation (NTHP), the Neighborhood Associations for Presidio Planning (NAPP), the Marina Community Association, and the Interfaith Center of the Presidio signed the PA-MPU as concurring parties. Consultation through the PA-MPU on select MPU projects occurred during calendar year 2014. Trust compliance staff has circulated periodic updates on all activities under the PA-MPU to all parties that participated in the consultation, most recently in August 2014. A summary of the status of PA-MPU projects as of the end of 2014 is included below:

*PA-MPU Projects Currently Underway*

Historic Structure Report – Building 99/Presidio Theatre: Over the summer the Trust began preparing a historic structure report (HSR) for the Presidio Theatre (built 1939). The document will include building history, an architectural evaluation, conditions assessment, copies of current and original drawings, historic and current photographs, and treatment recommendations for the building’s rehabilitation and potential expansion. Consistent with the process set forth in the PA-MPU, the Trust organized an on-site briefing on the scope and format of this document for the public on September 24; 11 members of the public attended the briefing. In early 2015 the Trust will release a 65% draft of the HSR for review by signatory and concurring parties, followed by a 95% draft for review by signatories. As previously mentioned, preliminary documentation, research and assessment work was provided by Ignacio Pons-Sorolla, US/ICOMOS intern with the Trust during the summer of 2014. Trust historic preservation staff will complete the remainder of the document in-house.

*PA-MPU Documents & Projects Completed*

Pilot Project: Interpretive Landscape Treatment for El Presidio – Spanish Chapel Site (2013) – Installation was completed fall 2013.

Main Post Cultural Landscape Report (July 2012), available on the Trust website.

Chapel (building 130) Historic Structure Report (May 2012), available on the Trust website.

*Levantar* – the Archaeological Management Plan for El Presidio (April 2012), available on the Trust website.

Updated Main Post Planning & Design Guidelines (June 2011), available on the Trust website.

West of Main Parade Cultural Landscape Report Focused Study (June 2011), available on the Trust website.

Archaeology Lab & Curatorial Facility – Construction began in early 2011 and the facility has since been completed.

Taylor Road Parking Lot – Construction began in October 2011 and has since been completed.

All completed documents related to the Main Post Update can be found on the Trust’s website, posted to this page:

<http://www.presidio.gov/about/Pages/project-documents.aspx>



The Trust did not engage in any activity around tax incentive projects in 2014, other than ongoing monitoring and communication with tenants occupying buildings that have received tax credits in the past. There were no issues to report regarding these projects during calendar year 2014.

This section includes summaries of building projects managed, or primarily executed, by Trust staff. The list includes full rehabilitation projects, as well as conservation projects and scheduled maintenance. The projects listed below were either commenced or completed in the calendar year 2014, or had the vast majority of the work performed during the year.

## **REHABILITATION & TENANT IMPROVEMENT PROJECTS**

### **Building 50 Rehabilitation (Officers' Club)**

The objective of the Building 50 project (Officers' Club, adobe remnants likely built 1812 with multiple additions over time) was to address structural deficiencies and facilitate additional public programming in the building. The historic portion of the building has been continuously modified over its long history, but the appearance of the building today is largely owed to a 1934 rehabilitation that imparted a Mission Revival character to the building. A historic structure report was completed in 2010 to document the history of the building's evolution and inform the rehabilitation design. This project was reviewed under stipulation VII.B.2 of the 2002 PTPA, and a certificate of compliance was issued in February of 2011 for the preconstruction abatement, and in June of 2011 for the rehabilitation design. Because of the scale and complexity of the project, the Trust elected to engage with representatives from the OHP and NPS on the rehabilitation scope and the design of the new construction. Soft demolition and hazardous abatement began winter of 2011, full construction started that summer, and base building construction was completed in the spring of 2014. The building opened to the public in October of 2014 and included exhibit space, classrooms, event space and a restaurant. The project will be LEED certified, with a goal of gold-level certification.

The base building project scope incorporated all systems, life safety and accessibility upgrades (such as new service and passenger elevators to the second floor of the 1972 addition) to maximize public accessibility to both the historic and non-historic portions of the building. The project included demolition of non-historic volumes to highlight primary historic spaces in the front of the building, and construction of a small basement area to house mechanical equipment and other back-of-house functions that were removed from the roof and other more prominent portions of the building. Adobe work was subcontracted to a specialist, with repairs beginning in the fall of 2011 and scope completed by 2013. Presidio education programs are supported by updated classrooms and space for interpretive exhibits and programs, and updates to the 1972 addition provide special events space on the top floor and additional programming space on the ground floor.



*Musicians perform in an event open to the public in the recently restored Moraga Room at the Officers' Club. (Charity Vargas, 2014)*

### **Heritage Center Exhibit Design in Building 50**

The Heritage Center in the Presidio's Officers' Club opened to the public in the fall of 2014 following the installation of a series of exhibits that highlight the history of the Presidio and its people. Programming for the building's exhibit spaces was informed by a series of public meetings held in 2011, as well as focused discussions with partners including the National Park Service and the Golden Gate National Parks Conservancy. Work on the exhibit design proceeded through 2012, culminating in the development of a "concept book" that was shared with PA parties in the fall of 2012. The designs reached schematic phase in May of 2013 at which time they were reviewed by N2. Throughout 2013 a public exhibit highlighting the exhibit design concepts was on display in the building 103 gallery and open for public comment.

This project added state-of-the-art exhibits, furnishings and multi-media installations into the historic and non-historic portions of the Officers' Club. These exhibits are featured elements of the visitor experience in the orientation lobby, Mesa and Anza Rooms, Moraga Hall and the Heritage Gallery on the ground floor of the 1972 addition. Exhibits were designed to minimize damage to historic finishes and features, employing low-impact installations such as pressure fitting, projected images, minimal mechanical connections and floor-mounted furnishings (such as artifact cases). The infrastructure requirements to support exhibits (lighting, data and power) were incorporated into the base building project. Fabrication and installation of the exhibits occurred concurrently with completion of building rehabilitation and debuted with its opening in October 2014.

### **Building 50 Restaurant, Bar and Kitchen**

From the beginning of the project planning phase, the Trust envisioned incorporating food service and a bar into the Officers' Club rehabilitation, both as a visitor-serving amenity and as a way to perpetuate the building's long tradition of communal drinking and dining. In 2014, the Trust partnered with a restaurateur to install a full-service restaurant and bar in the west portion of the historic wing of building 50, and convert a portion of the new addition to back of house kitchen

operation and storage. The restaurant, Arguello, is located in what was historically known as the Arguello Room with additional seating in the restored Portola Courtyard. The Arguello Room was originally used as a banquet room and kitchen; it was first constructed in the 1920's and rehabilitated in 1934. The Courtyard was likely created in the 1930's but enclosed in 1958; re-establishment of the courtyard space was part of the building's rehabilitation project.

The new restaurant project included fitting out an existing kitchen space, constructing a free-standing bar, and installing furnishings to accommodate approximately 75 guests, including outdoor seating in the reestablished Portola Courtyard. All new furnishings within the Arguello Room are free-standing and compatible with the historic interior. New kitchen mechanical systems were installed in a screened location set back on the roof in order to minimize their visual presence on the building. Character defining features in the Arguello Room that were identified in the 2010 historic structure report for building 50 were retained and highlighted as part of the restaurant fit out. The restaurant opened in late 2014.

#### **Building 50 Classroom Wall**

This project scope included the construction of two new walls in a classroom at building 50. This room was constructed as part of the building 50 rehabilitation project and is comprised of a new ceiling, floor and two storefront assembly walls. The remaining walls feature large murals from the early 1950s depicting a romanticized interpretation of the early Spanish colonial life at the Presidio. The murals were moved from their original locations during the rehabilitation, and selectively conserved. The project budget was insufficient for their full stabilization and conservation, so the Trust elected to protect and enclose the murals in a series of new walls. The construction of the new walls will achieve protection of the murals while providing a surface to attach whiteboards and visual aids for instructors using the classrooms. Photographs of the murals will be installed at a nearby location so that their presence can be recorded and interpreted. Other murals by the same artists and from the same time period have been left exposed, conserved and interpreted elsewhere in the classroom portion of the building

#### **Montgomery Street Barracks Landscape Rehabilitation**

In 2014 Presidio Trust completed a rehabilitation of the Montgomery Street Landscape that began in 2012. The overall landscape designs along Montgomery Street were based on existing landscape material, and were updated for consistency with the Main Post cultural landscape report (CLR-MP), completed in 2012. Beginning in 2012, continuing through 2013 and in 2014, this project established a consistent, historically compatible ornamental landscape treatment to the Montgomery Street streetscape and including the areas surrounding buildings 99, 100, 101, 102, 103, 104, 105 and 106. Work in 2014 was primarily focused on adjustments to the foundation plantings at buildings 101, 102 and 103 that were installed in 2013; at 101 additional plants were added at the side elevations (north and south) to screen mechanical systems associated with the recent tenant improvements. In 2013, the Trust prepared new landscape plans for pedestrian improvements, irrigation and new plantings at the front of building 106. In 2014, Building 106 received a foundation planting upgrade to match the character and plant types found at the front of buildings 101-104. Hardscape and landscape work at building 106 was performed and completed in 2014. Future phases of the Montgomery Street landscape work will include foundation plantings at 105, pending the building's full rehabilitation.

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**Building 101 First Floor, South Wing - Restaurant Rehabilitation**

In 2011 the Presidio Trust completed a warm shell rehabilitation of building 101. In 2013 the Trust proposed to rehabilitate the southern wing of the first floor of building 101 to accommodate a 100-seat, full-service restaurant and mercantile shop. Construction began in the fall of 2013 and was completed in the summer of 2014. Located in a former barracks building (1895), the restaurant utilizes an area of the building that was historically used as a dormitory, mess hall and kitchen. This location and use was selected as part of the Trust's efforts to maintain public access and use of the ground floors of the Montgomery Street Barracks, and to help animate the porches and western edge of the Main Parade. The scope of work included the conversion of the existing (original) kitchen for food preparation and back of the house kitchen functions. The project included the construction of an exposition kitchen in the historic mess hall, (center portion of the wing) with bar top dining. The former dormitory (east portion of the wing) houses the main dining room, and limited seating is also available on the porch. New interior and exterior mechanical systems were designed to minimize visual and physical impact to the building and its landscape. The basement rooms under the kitchen areas are used primarily for storage, office, lockers and additional mechanical systems. LEED certification will be pursued for the tenant fit-out. The restaurant, named The Commissary, opened in August 2014.

**Historic Forest Rehabilitation**

The Presidio's forest is a contributing feature to the Presidio of San Francisco National Historic Landmark District (NHL) and is a major component of the Presidio's cultural landscape. The historic forest is part of an extensive designed landscape effort implemented by the United States Military in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Vegetation Management Plan (VMP, 2001) and the Historic Forest Character Study (2009) delineates the Historic Forest Management Zone, and codifies a comprehensive treatment and management plan for the resource. The treatment recommendations for the forest that have been in place since were developed in consultation and in follow the Secretary's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.

In 2014, three areas within Historic Forest Zone were rehabilitated. The first was in the area north of residences in Brooks Court and east of Lincoln Boulevard (in the southwest corner of the park) where bark beetles and Pine Pitch Canker have killed a number of trees. The project rehabilitated this area of the Historic Forest with Pine Pitch Canker resistant Monterey pine and seedling Monterey cypress. Three declining Monterey pines and two dead and declining Monterey cypress between 1713 Brooks Court and 1503 Pershing Street, and 20 smaller Monterey pines in poor health and structure lining the west side of Lincoln Boulevard were removed. Erosion control was installed on both the slope and a flat area to the east of the project site. One hundred Monterey cypress and 50 Monterey pine were planted along with 30 Shore pine that line the slope at the eastern edge of Lincoln Boulevard. Trees will be irrigated for 3 to 5 years and, as per the VMP, thinned periodically with the removal of unhealthy and poorly rooted trees to arrive to a density of 30 to 50 trees per acre. Tree removal occurred in August and tree plantings occurred in December.

The second project was in the area just west of Highway 1 near the intersection of Kobbe and Park Boulevard in the Fort Scott district. Age and disease had caused tree decline in the area, including several mature Monterey cypress that have died due to *Armillaria* (a parasitic fungus that attacks trees). This project removed declining and dead trees in August and replaced them in December with young seedlings to rehabilitate the area. Approximately 200 to 300 cubic yards of compost was

incorporated into the sandy soils as amendment to increase both nutrient and water holding capacity. Eighty to 100 Monterey cypress seedlings and several Monterey pines were planted on 15-foot centers in order to maintain the character of this stand of Historic Forest. No new trees were planted within 25 feet of the Highway 1 overcrossing for traffic safety reasons.

The third project removed the dead and moribund Monterey cypress trees at the southeastern edge of West Pacific Avenue known as the “Pygmy Forest.” As part of a pilot project, Trust tree crews replaced them with four new cypress species selected to maintain the historic look and height of the topped trees. The original stand was planted in the 1890’s as part of the southern boundary planting, but had been artificially maintained at a height of 20 to 25 feet through a topping regime instituted every three to seven years since 1947. Half of the 28 trees in the 0.6 acres proposed for removal and reforestation were dead and the remaining trees were in very poor health.

The pilot project will test the suitability of four cypresses (Gowen, MacNab, Sargent’s and Santa Cruz) suggested in the VMP for rehabilitating the forest. The selected replacement cypresses are not expected to exceed 25 feet so as to maintain the view-shed from West Pacific Avenue without tree topping. To retain the historic character of the original Monterey cypress planting, Forestry staff will assess the color and shape of the new trees as they mature. Eighteen seedlings of the Gowen cypress, twenty-six MacNab cypress, forty Sargent’s cypress and eleven Santa Cruz cypress will be planted in January. The proposed use of the endangered Santa Cruz cypress and threatened Gowen cypress required consultation with the U.S. Fish and Wildlife Service (USFWS). Planting and thinning of the trees will follow USFWS recommendations. Tree removal work began in mid-September after bird nesting season, followed in January by tree replacement.



*Dying and dead Monterey Cypress trees at the southeastern edge of West Pacific Avenue. Note the shortened profile of the trees caused by regular topping. (Peter Ehrlich, 2014)*

**MacArthur Meadow**

In November of 2014, the Trust proposed a project that will restore an ecologically functional, freshwater wet meadow and riparian habitat unique to the Presidio and San Francisco. MacArthur Meadow is located within the Tennessee Hollow Watershed where the three creek tributaries in the watershed converge, forming a single channel under the historic Lovers' Lane bridge before flowing north to the restored Thompson's Reach and Crissy Field Marsh. Historically, the site was a gently sloped marshland before the U.S. Army installed drainage channels and fill. Today, the area is a shallow, concave, kidney-shaped dry meadow with a few wetland areas, historic rock-lined channels and an at-grade trail (Lovers' Lane). Vegetation within the site is dominated by non-natives and limited areas of existing freshwater wetland.

The existing Lovers' Lane bisecting the site will be replaced with an elevated boardwalk similar to the boardwalk that was historically in this location. The project will retain and/or incorporate contributing landscape and drainage features into the restoration plan, and will follow a site-specific archaeological management assessment (AMA) and cultural landscape treatment recommendations from the Tennessee Hollow Cultural Landscape Assessment (2004) in order to avoid adverse effects to historic resources. The project will include an interpretation plan, which will include wayside signs and viewing areas to help explain the cultural and ecological history of the area. The proposed project will require clearing and grubbing and the removal of approximately 8 trees, primarily at the north end of the site. Vegetation removal will occur in December 2014 and January 2015 prior to the start of bird nesting season in February 2015. Work will proceed through the summer of 2015 with a target date of completion by the end of the year.

**Building 1808 Basement Rehabilitation**

This project rehabilitated an existing unfinished basement in a non-residential building for the purpose of creating additional leasable office space. Building 1808, built in 1932 as Nurses' Quarters, is located in the Public Health Services Hospital District and is a contributing resource. The upper floors of the building were rehabilitated in 2010 and have since been fully leased as multi-tenant office space. The scope of work completed was restricted to the basement, and included: upgrading electrical systems, installation of acoustical material on ceilings, painting of existing walls, finishing concrete floors, the addition of baseboards, installation of a kitchenette (sink and cabinets), and addition of two new glass storefront walls to create a conference room. Work began in the fall of 2013 and was completed in early 2014.

**MAINTENANCE, STABILIZATION, and DOCUMENTATION PROJECTS****Historic Structure Report (HSR) for Building 99**

This year documentation efforts continued for buildings in the Main Post district, including building 99 (Presidio Theatre, 1939). The Presidio Theatre is one of the few non-residential buildings that was used as originally intended from the time it opened until the Army vacated in 1994, and as a result retains a high level of integrity. With the help of ICOMOS summer intern Ignacio Pons-Sorolla, the Trust began research and documentation of building 99 in preparation to write an HSR. Michelle Taylor and Robert Thomson will complete the report, supplementing the intern's contributions with additional research, documentation and treatment recommendations.

In addition to documenting the building's history, condition and architectural significance, the HSR will include treatment recommendations related to its rehabilitation and expansion as contemplated

under the 2011 Main Post Update. Following the process set forth in the Main Post Update Programmatic Agreement (2011) for preparation of an HSR, the Trust held a public meeting to brief interested parties on the scope and purpose of the HSR. The meeting was held September 24, 2014 at the Presidio Trust offices in building 103 and was attended by twelve members of the public. Following the public meeting, the review process under the PA-MPU calls for release and review of a 65% draft by signatory and concurring parties, then a review of the 95% draft by signatories prior to finalization. The Trust is expecting to circulate a 65% draft for review in early 2015.



*Building 99, the Presidio Theatre. (Ignacio Pons-Sorolla, 2014)*

### **Historic Structure Report for Building 105**

The Trust oversaw the research and preparation for an HSR for a second Main Post resource, building 105 (Two-Company Barracks, 1895), in 2014. This building is one of five identical two-story, masonry buildings constructed as barracks in the late 19<sup>th</sup> century. Research has concluded that building 105 was largely unchanged until the Vietnam War when the open-plan barracks were modified to accommodate private suites. Later the building was renovated by FEMA, along with building 104, for office use. Today the building is mostly vacant, and in need of substantial maintenance and a new use. The Trust has subcontracted a preservation architecture firm to complete the HSR to inform stabilization and rehabilitation plans for the building. The contractor has worked closely with preservation planning staff throughout the project. The Trust is expecting to circulate a 95% draft of the HSR in early 2015.

### **N2 Educational Workshops**

Rob Thomson and Michelle Taylor, along with their colleague John Pelka, the Trust's NEPA Compliance Manager, comprise the N2 compliance team. In accordance with Stipulation II.D of the Presidio Trust Programmatic Agreement (PTPA), the N2 team has prepared an in-house education session - customized for each Trust department based on their activities - that describes the policies and procedures of the PTPA, and reinforces the Trust's responsibility to document and review projects

in the Presidio. The N2 team has presented each department with an overview what N2 is and why it's important, along with practical guidance on how and when to bring projects to the attention of compliance staff, and what will happen when they do. The 20-30 minute presentation provides an easy to understand review of NEPA and NHPA, the updated Presidio Trust Programmatic Agreement (PTPA), and includes examples of the types of projects that trigger compliance review. The presentation is followed with a question and answer period and reminders about compliance staff contact information. To date, compliance staff has met with the Real Estate Department, Presidio Institute staff working in the Fort Scott District, and the Building Maintenance Department. The outreach effort will conclude in February with presentations to the Trust's Hospitality and Planning Departments.

### **Lyon Street Reforestation III & Boundary Wall Repair**

This project entailed the removal of 24 mature blue gum eucalyptus trees, repairs to a degraded portion of the historic boundary wall along San Francisco's Lyon Street, and subsequent reforestation in a steeply-sloped area of the Historic Forest west of the Lyon Street wall (between Vallejo and Green Streets in San Francisco) on the eastern boundary of the park. Tree removal began in June and wall repairs are scheduled to begin in the spring of 2015 followed by reforestation efforts in the fall of 2015.

Tree removals addressed safety concerns related to trees or limbs overhanging the public right of way on the city side of the wall, and the potential for trees falling onto adjacent private property. To facilitate tree removals a crane was staged at the end of Vallejo Street outside the Presidio, which required temporarily closing the Lyon Street steps one block to the north and south. Chipping, processing and staging locations alternated between West Broadway and the end of Shafter Road, necessitating road closures and tenant notifications. Erosion control measures were installed onsite.

The tree removals will help provide access to an approximately 300-foot section of the 4- to 10-foot high Lyon Street "notch" wall from the Presidio side that is in critical need of repair. Stabilization efforts will address previously identified deficiencies (cracks, displacement) that may be aggravated by the tree removals. Drilled piers will be installed at the back (buried) side of the retaining wall, which will be connected to the existing historic wall by steel rods or angles. Weep holes and a new v-ditch will help direct water away from the wall and adjacent properties outside the Presidio. After repairs are complete, tree plantings will follow the pattern of previous phases of Lyon Street reforestation that occurred in 2011, including a mixture of lower-stature eucalyptus on the upper portions of the slope, and a mix of prunus and tea tree varieties in the lower portions nearest to the wall and adjacent houses. The reforestation plan has been designed to control erosion, reduce tree-related risks and maintain the character of the Historic Forest in this area.

The Trust identified archaeological sensitivities in the area, particularly along the boundary wall in the area associated with a nineteenth century rancho known as *Ojo de Agua de Figueroa*, a contributing archaeological area of the NHL. An Archaeological Management Assessment (AMA) was prepared and the Trust archaeological department monitored initial phases of the tree removal. Archaeological identification testing was completed in October repair and will help inform means and methods of the wall repair.

**Non-Residential Tenant Sign Guidelines**

This year the Trust compiled, updated and reviewed Non-Residential Tenant Sign Guidelines for existing and new tenants. Non-residential tenants are prohibited from designing and installing their own signs in Area B. Rather, the Trust maintains responsibility for the design, construction, installation and maintenance of all signs. The Tenant Sign Guidelines (for Non-Residential Exterior Signs) update the current Sign Policy and introduce new sign designs. The guidelines are intended to provide a reasonable balance among the needs of tenants to identify their businesses, services and other activities with signs, the needs of Presidio visitors and business clientele to find their destinations, and the Trust's responsibility to prevent visual discord and a feeling of commercialization and avoid clutter. The guidelines are arranged by zones, and within each zone a specific palette of signs is available based on building type and size. Tenants must request signs from the Trust, who will provide the signs consistent with the guidelines. Consistency and uniformity of sign structures and sign placement will preserve the Presidio's historic visual character and protect its visual setting.

**Gorgas Avenue Stairs**

A parking lot located on the south side of Gorgas Avenue, across from building 1162 and adjacent to building 1076, is separated from Gorgas Avenue by a historic brick retaining wall approximately 2 1/2' in height. Visitors who park in the lot often jump off of the wall and cross the street to the Gorgas Warehouses without a crosswalk. In late 2014 Presidio Trust staff prepared a proposal to address the access and safety issues created by this condition while protecting the wall. The proposal included the construction of stairs leading from the parking lot to Gorgas Avenue accompanied by a new crosswalk. The stairs were constructed in an area of the wall previously removed for utilities (date unknown) thereby minimizing damage to a historic resource. Work was completed in January 2015.

**East Mason Street Storm Drain Abandonment**

This project abandoned approximately 700 feet of old redwood stave storm drain discovered along the north face of the Mason Street Warehouses. The project eliminated the pavement sinkholes that continued to develop as a result of pipe deterioration. Approximately half of the length was abandoned in place by grout fill injection from one end. The other half was excavated using typical excavation methods to expose and remove the top of the pipe, fill the pipe interior with engineered fill, and backfill to grade. The proposed construction was directly adjacent to the loading docks of the Mason Street warehouses. The historic loading docks were protected by K-rails or other means to provide a protective barrier between equipment and the docks; additionally equipment was limited in size to a typical backhoe. Work was performed in early 2014.

**Ralston Sanitary Sewer Upgrade**

This project addresses deficiencies within the Trust's sanitary sewer system serving the west side of Fort Scott to support planned redevelopment of buildings in the district. The work scope entails repairing and/or replacing the sanitary sewer on Ralston Street from building 1203 bisecting Storey Avenue and extending north on Miller Road, toward the Golden Gate Bridge. Work will be performed with a typical excavation and trench approach or with a minimally invasive pipe-burst method which reduces the amount of excavation necessary. The interiors of existing manholes will be rehabilitated and spot repairs made at discrete pipe locations. Tree protection measures as outlined by the Presidio Trust Forester will be followed for trees adjacent to the excavation areas. Work began in the fall of 2014 and is scheduled for completion in early 2015.

**North Fort Scott Residential Neighborhood Landscape Rehabilitation**

This neighborhood landscape enhancement project is part of ongoing efforts to upgrade all residential neighborhood landscapes to support Trust sustainability, aesthetic and planning goals. The scope of work includes select tree removal (16 mature eucalyptus trees in the Ramsel Court area), new concrete patios associated with most buildings, and the addition of ornamental plantings at the entries and in areas visible from the streets. The design will build upon the mid-century modern aesthetic of the structures and will include plants from Australia and South Africa. While the non-historic North Fort Scott neighborhood (2-story, multi-unit residential buildings constructed in 1970) does not contribute to the NHL, its context within the larger NHL and adjacent Vegetation Management Plan areas has been taken into consideration in the design approach. The project will be carried out in several phases, beginning with some limited tree removals in fall of 2014. The work will be coordinated with planned landscape replacement/enhancement along the Doyle Drive construction corridor.

**CYCLIC MAINTENANCE****1161 Deck Repair**

1161 is one of three warehouses built during the First World War that face Gorgas Avenue (part of a cluster of six warehouses in total). Like most warehouses from this period and of this construction type, it features a long loading dock made of 2"x12" thick Douglas fir boards. Many of these boards are likely original to the construction of the building but exhibited signs of extensive rot. Trust crews selectively patched and/or repaired rotted boards in kind. The full length of the dock wood fascia was replaced in kind. Repair work was proposed in 2013 and performed with Trust oversight in 2014. Trust crews performed the work in collaboration with compliance and preservation planning staff in order to ensure that all work met the Secretary's Standards and Trust construction specifications; the project was documented under Appendix A of the PTPA.

**Building 1340 Loading Dock Repair**

Building 1340 is a simple one story warehouse in the Fort Scott District built for ordnance storage in 1917. Similar to building 1161, this building features a full-length wood loading dock. Many of the loading dock boards are likely original to the construction of the building but exhibited signs of extensive rot. Trust crews selectively patched and/or repaired rotted boards in kind. The full length of the dock wood fascia was replaced in kind. Repair work was proposed in 2013 and performed with Trust oversight in 2014. The project was documented under Appendix A of the PTPA.

**Ruger Street Warehouses Deck and Stair Repairs**

In the spring of 2014, Trust crews repaired wooden decks and stairs of Buildings 567, 569, and 572, which are single-story, wood frame, former enlisted men's barracks constructed between 1903 and 1909. These simple structures each featured wood stairs, ramps and decks that exhibited signs of rot or failure. Compliance staff concluded through research that the majority of the stairs and decks had been altered or re-constructed over the life-time of the buildings. Compliance staff worked with Trust crews to develop a scope of work that salvaged, repaired and patched remnant historic wood features in kind while also repairing or replacing ramps, decks and stairs to comply with current codes in a manner that was compatible with existing features. The Presidio Trust building maintenance department oversaw all selective exterior dry rot repairs in-kind and painting. The assessment and scope of work was coordinated with the compliance and preservation planning staff and the project was documented under Appendix A of the PTPA.

**Infantry Terrace Residential Neighborhood Cyclic Maintenance**

2014 cyclic maintenance work included the historic Infantry Terrace Neighborhood, comprised of residential buildings 325-345, all of which were constructed in 1910. Buildings 325-329 were addressed in 2013, with work completed at buildings 330-345 in 2014. These brick-masonry buildings with wood elements were exhibiting failing paint and some limited deterioration of exposed wood elements. Each building was assessed by maintenance crews to estimate repairs and preventative maintenance tasks. The work included carpentry repairs, particularly dry rot repairs around doors, windows, porches, railings and stairs along with exterior paint. Front and rear porches were also washed and re-painted. Trust crews communicated with compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA. For example, while conducting repairs to the entry porch at building 333, Trust carpenters identified extensive rot in one of the wood columns and determined that the column could not be salvaged. Upon dismantling the column, Trust staff discovered that it had a unique construction made up of 22 wood staves. Trust carpenters and compliance staff worked together to oversee the reconstruction of the column in-kind, and reinstallation of the element in the building's porch.



*The porch at Infantry Terrace building 333 with one intact column in place and an identical adjacent column removed because of extensive dry rot. Trust carpenters worked with an outside shop to reconstruct a replacement column that matched materials and assembly of the original. (2014)*

**Building 2: Preservation Maintenance**

Building 2 is a Civil War-era (1862) hospital that later served as the Presidio Army Museum. Located on the eastern edge of the Main Post, this wood-frame, two-story over basement building was constructed in several phases over the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The building features alterations made to accommodate changing needs of the post, along with architectural and medical advancements over time. As a result, it exhibits a complex arrangement of roof heights, additions, porches and infill, including a three-story octagonal surgical theater. In 2011 the Trust completed a Historic Structure Report to document the building's complex history and extensive maintenance needs.

In 2014, the Trust continued efforts begun in 2013 to address deferred and preventative maintenance items identified at building 2. This fall, the Trust building maintenance and preservation staff completed an exterior envelope repair and roof replacement project. Over the past two years the entire building has been painted, select carpentry repair completed, and limited seismic upgrades implemented in conjunction with the roof replacement. The preservation maintenance scope was designed to keep building 2 in good, secure condition pending identification of a tenant and development of a rehabilitation plan. Trust planning and compliance staff collaborated with the building maintenance crew to develop a scope of work, including incorporating guidance from the HSR. Trust crews performed the work, communicating regularly with compliance and preservation planning staff throughout in order to ensure that all work met the Secretary's Standards. The project was documented under Appendix A of the PTPA.



*West Elevation of Building 2 (2015)*

This section includes summaries of building projects managed, or primarily executed, by Trust tenants. The list below includes projects that were either commenced or completed in the calendar year 2014, or had the vast majority of the work performed during that year.

**Building 933B - Batting Cages Tenancy**

Building 933 (Dope Shop and Boiler Room, 1921) is a contributing structure to the Presidio NHL located on Crissy Field. The Trust rehabilitated the western portion of the building, known as 933B, to a “warm shell” condition in 2008. The eastern portion of the building was rehabilitated and leased separately in 2006 as La Petit Baleen, a children’s swim school. In the fall of 2013, ScoutPro, LLC leased the 1,906 square foot suite 933B to operate a family-focused batting cage facility with four cages and automated pitching machines. Tenant improvements were limited to a new wall mural depicting a baseball scene (painted on a non-historic removable plywood wall), protective netting and/or screen covers over all fixtures and windows, installation of free-standing pitching machines/cages/screens, and specialized flooring overlay at the batting locations. Exterior tenant related signage is consistent with the West Crissy signage plan. The tenant improvement was performed in the winter of 2013-2014 and the new facility opened 2014.

**Building 101 Leasing and Tenant Improvements by the Society of the California Pioneers**

Building 101 (Montgomery Street Barrack, c. 1895) is a three-story brick building and a contributing structure to the Presidio NHL. The Trust rehabilitated the building to a “warm shell” condition in 2011. Since then, the 2<sup>nd</sup> and 3<sup>rd</sup> floors and portions of the basement have been occupied by an office tenant (Swirl) and the south wing of the first floor occupied by a restaurant (The Commissary). In 2014 the Society of California Pioneers completed a rehabilitation on the north wing of the first floor and portions of the basement for exhibits, archival storage, publicly accessible reference library, curatorial facility and administrative offices. The public has access to the first floor entry, gallery and library spaces; all other tenant space accommodates administrative and archival storage needs. A 19<sup>th</sup>-century artifact, the San Francisco Committee of Vigilance Bell, is currently on display on the front porch of building 101.

Improvements on the first floor included two new openings in historic walls to address security requirements and allow for fluid access between rooms. These openings are of minimal dimensions necessary to allow for the secure operation of this multi-tenant, publicly accessible floor, and to ensure retention of the character-defining floor plan of the wing. Additional work on the first floor included installation of a finished ceiling, telecom, HVAC systems, electrical upgrades and select new partitions added to create a photo curator’s room and office. A reversible, transparent film was added to select first floor windows for added gallery security. Tenant improvements for the unfinished basement included MEP necessary to establish climate and humidity controls for the storage of archival materials and artifacts, and the installation of security measures at the at-grade windows. Mechanical equipment for the basement spaces included condensers mounted at discrete locations adjacent to the building exterior. The weight of archive materials and associated shelving located within the library on the first floor results in load increases that triggered strengthening of joist, column and wall connections in the basement. All structural strengthening was accomplished on the underside of the floor, in the basement, using clips, blocking and sistering of existing joists.

**Building 385 Rehabilitation**

Building 385 (Post Exchange, built 1955) was determined eligible for contributing to the NHL (2008 Draft NHL Update) and is considered a historic property for the purposes of the Trust’s Programmatic

Agreement. The office tenant in building 101 (Swirl) needed additional space, and agreed to rehabilitate and occupy building 385 for office use on a short-term basis (4 to 6 years). The tenant improvement project successfully adapted 385 for their use as a collaborative work space for no more than 60 employees in a manner that is consistent with the existing and historic open floor plan. The scope of work consisted primarily of interior tenant improvements, including: removal and abatement of existing, non-historic floor tile; selective demolition of non-historic partitions; remodel of a non-historic kitchen; new code-compliant interior stair to existing non-historic mezzanine space; installation of glazed storefront walls to create a new meeting room and glass infill existing exterior roll up door (the roll up door will remain in a fixed open position). Other improvements included a new employee shower in an existing bathroom, bike storage space and an IT room within existing spaces. Building upgrades included electrical, heating and data improvements; and new carpet, flooring and interior paint. The building received a certificate of occupancy in the fall of 2014.

**Building 1230 Rehabilitation**

Building 1230 is a wood-frame, single story former warehouse (built 1918, mothballed 2008) and contributing structure in the Fort Scott district. In 2014 a new tenant, Golden Link Concessionaire began rehabilitating building 1230 for an operations and maintenance center for the Presidio Parkway (former Doyle Drive) scheduled for completion in 2016. The primary tenant improvements will accommodate general office use and a two-hour fire rated control room. The scope of work includes: hazardous material abatement, seismic stabilization, MEP upgrades, insulation, and tenant improvements for office use (new floor finishes, new paint, new lighting, select new partitions, plumbing fixtures, ADA upgrades, and new stairs and ramp at building entrances). New partitions added to accommodate office spaces were differentiated from original walls by the use of newer materials, storefront glazing and transoms. Existing character-defining features, historic finishes and elements of the building's floor plan, including intact bead board wall and ceiling finishes were identified prior to any work performed, and have been protected and reincorporated into the finished design. The project scope included the restoration and reuse of all wood-frame windows; a single, matching new window was installed into an opening that had been converted to a door. Seismic stabilization required a new perimeter foundation, roof replacement (in kind) and new sheathing, all designed to minimally impact historic finishes and character defining features. New MEP equipment was installed in the unfinished attic space. Building rehabilitation will achieve a LEED Silver certification or better. Construction is largely complete and the building will be occupied in February 2015.

**Rehabilitation of Buildings 1818 and 1819**

A new tenant, Playgroup, has begun rehabilitation of buildings 1818 and 1819 (Infectious Disease Research Laboratory and Offices, built 1932) and associated site for preschool use for 60 students. The NHLDC-contributing buildings are small (6,000 and 1,600 square feet, respectively) single story over basement, unreinforced masonry structures at the northwest edge of the Public Health Service (PHS) district. The buildings had been vacant for nearly 30 years and over that time sustained substantial vandalism and deterioration. The project will bring the buildings into compliance with current structural, fire and life safety codes for the new use, while retaining and/or restoring the interior floor plans along with all interior and exterior character-defining features of the buildings and site. The scope of work includes: hazardous materials abatement, seismic upgrades (via center core drilling at all perimeter and central corridor walls), new MEP systems, exterior envelope repairs, ADA improvements (including a limited use/limited application lift to service the basement of building 1818), a new deck to connect the two buildings, a new glazed entry vestibule at the rear of 1818,

restoration of historic windows, and select tenant improvements necessary for preschool use (new floor finishes, paint, lighting, ceilings, bathroom fixtures, etc.). In building 1819 a non-historic dropped ceiling will be removed to reveal and restore what was the original test animal operating room skylight.

Site improvements include extension of the existing loop road to encompass both buildings, paving and striping for parking and student drop off zones, and construction of a fenced outdoor play area. The play area will incorporate materials from the Presidio including sand, gravel, and wood in order to complement the natural character of the site. The primary (south) elevation of 1818 will be replanted in a manner that is consistent with the historic landscape character of the PHS buildings. Select tree removals on the north side of the site will be required to accommodate the new use. Building rehabilitation will achieve a LEED Silver certification and has a scheduled completion date of early 2015.



*Buildings 1818 (r) and 1819 (l) pictured here in their mothballed condition, prior to the recent rehabilitation project. (2014)*

#### **MISCELLANEOUS TENANT IMPROVEMENTS**

The text below highlights some minor scope projects that were managed by Presidio tenants. All described projects are documented in Exhibit C.

##### **Building 58 Rear Porch Enclosure**

The back porch of residential building 58 (Funston Avenue Officer Family Housing, built 1885) is a secondary space whose size and footprint has been repeatedly altered over time, most recently 8 years ago as part of a neighborhood rehabilitation project. The current project enlarged (by 42 square feet) and enclosed the rear porch for additional storage space. The work included the selective removal of the existing deck, construction of the new deck, three new footings, an enlarged landing, reconstructed stairs and railings, an extended shed roof to match the existing roof in dimension and profile, and enclosure porch with simple 1-over-1 wood frame windows and a door. The new work is compatible with construction and appearance of the existing porch the buildings rear elevation. The work began in

2014 and is expected to be completed in early 2015, all work will be performed by Trust crews or contract workers with Trust oversight.

**Building 39 Attic Rehabilitation**

The project is a tenant improvement of a third floor (attic) office suite of non-residential building 39 (Sixth Army Headquarters, built 1940). The work includes selective demolition of non-historic, partial height partitions; construction of new interior partitions, interior office windows, doors, frames and hardware; and painting, carpet, finishes and wood floors. The project scope will provide the tenant with a new break room, copy printer room, and storage/server room. The project scope was reviewed in 2014 and is expected to be completed in early 2015.

**New Café added to Building 1161**

Building 1161 is a former warehouse (1919) rehabilitated to accommodate a spa in 2005. The tenant has proposed the conversion of an existing lounge and meeting space into a café to support their existing use and needs. The new cafe will serve beverages and pre-packaged food. The proposal will add a food service counter, sink, refrigerator and partition wall with shoji screen door with panels. The project includes selective demolition or infill of non-historic walls to accommodate new doors or fill in existing openings. The project proposal will not alter or damage historic finishes or features such as the wood floor, original walls or open ceiling plan with exposed rafters. The project was reviewed in 2014; work is expected to begin and end in early 2015.

**Presidio Golf Course Bunker Rehab**

The Presidio Golf Course was initially constructed in 1895 and is a contributing resource to the NHL. In early 2014, the Golf Course management team proposed improving existing bunkers (sand traps) near holes 2, 11 and 14 that had poor drainage, held water, did not reflect the historic character of the golf course, and created a customer experience inconsistent with that of the rest of the golf course. This project continued an on-going bunker rehabilitation program that began in 2011 and is expected to be completed in 2016. The work included the removal of existing sand, excavation to add new drainage, and construction of new bunkers. The new landform designs are reflective of golf course architecture in the 1920s and were done in the spirit of the original 1923 Fowler and Simpson re-design of the Presidio's golf course. The project was completed in 2014.

**Building 385 Landscape Rehabilitation**

This project will rehabilitate a small (3,000-square foot) lawn on the north side of building 385 (built 1955) along Moraga Avenue and west of the entrance walk. The work includes removing the lawn and altering existing irrigation to support an assortment of groundcovers and shrubs similar to the existing plantings, and three or four pine trees aligned with Moraga Avenue. The proposed row of pine trees is consistent with the Community District treatment recommendations from the Main Post Cultural Landscape Report. Originally the trees were Monterey pine (*Pinus radiata*), which is not readily available as a disease resistant variety, therefore an alternate tree, the Cluster Pine (*Pinus piaster*) which is very similar looking to *Pinus radiata* and has recently been approved for use on the Presidio, will be used in its place. A total of 40 new plants, including the row of pines, will be arranged on-site. Additional compatible plantings could fill in the site should funds become available. The project was reviewed in 2014; work is expected to begin and end in early 2015.



**Building 38 2<sup>nd</sup> Floor Tenant Improvements**

This project will reconfigure the existing office space on the second floor of historic building 38 (Barracks/Sixth Army Headquarters, built 1940, rehabilitated 2005) for a new tenant. The work includes selective demolition of non-historic book shelves; construction of new interior partitions, interior office windows, doors, frames and hardware; and new lighting fixtures, carpet and painting. The project does not alter or damage existing historic finishes including original perimeter walls, windows, bull nosed window sills, concrete posts, and tile detailing found at the base of some walls and posts. The project was reviewed in 2014; work is expected to begin and end in early 2015.

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**California Preservation Foundation (CPF) Workshops, Webinars and other Employee Training Opportunities**

Robert Thomson served on the California Preservation Foundation (CPF) Education Committee which develops the annual program of approximately 30 training courses (webinars and workshops) for preservation professionals. In March of 2014, Robert Thomson co-organized a webinar titled “Preservation Financing: Funding Preservation Projects.” The 30-minute session provided an introduction to financial incentives and opportunities available for the development of historic properties. Three preservation professionals presented the webinar including real estate developer Adam Engelskirchen, a former Presidio Trust employee, who examined a number of Presidio projects that successfully applied Federal Historic Preservation Tax Incentives. Michelle Taylor attended the webinar.

In October, the Trust helped plan and host two consecutive one-day CPF workshops focusing on Cultural Landscapes (October 8<sup>th</sup>) and Context Statements and Integrity (October 9<sup>th</sup>). Both workshops provided a forum for exposing outside professionals to various Trust projects and staff in order to facilitate discussion around effective preservation strategies. At the Cultural Landscapes workshop (title: “Cultural Landscapes – Managing Adaptive Reuse of Historic Landscapes”), speakers provided attendees tools for identifying, evaluating and managing landscape resources using examples from across California, including the Presidio. The second workshop (title: “Context Statements & Integrity – From Big Picture to Seven Aspects”), provided attendees with best practices for assessing integrity and preparing context statements. Trust staff contributed to both programs, and led a series of in-field case study discussions using Trust projects to illustrate subject matter from the classroom workshop. Rob Thomson, Chandler McCoy, Christina Wallace, and Michael Lamb contributed to content development and delivery for the workshop. Representatives from local, state and federal preservation organizations and private firms also spoke and approximately 20 preservation professionals from around the state attended each workshop. On both days, attendees toured the Presidio with the presenters to better understand landscapes and the importance historic contexts in case study projects. Rob Thomson coordinated and attended the event.

**National Preservation Institute (NPI) Classes**

Although the Presidio Trust did not have an opportunity to host any classes with NPI in 2014, the Trust continued its partnership relationship with the intent of hosting a class in early 2015. Michelle Taylor participated in three separate NPI workshops in 2014 held at the NPS Regional headquarters in San Francisco. In April Michelle attended a two-day workshop “Landscape Preservation: An Introduction” followed by a one-day course “Landscape Preservation: Advanced Tools for Managing Change.” In October Michelle attended a two-day course “Section 106: A Review for Experienced Practitioners.”

**Advisory Council on Historic Preservation (ACHP) Class**

In September, Historic Compliance Coordinator Michelle Taylor and Archaeology/Heritage Technician Montse Osteryle, attended a two-day course organized by the ACHP. The course, “Section 106 Essentials,” was held in Oakland and was led by ACHP employees. The instructors reviewed the National Historic Preservation Act with special focus on the requirements and procedures of Section 106.

**National Trust for Historic Preservation Annual Conference**

In November, Michelle Taylor attended the 2014 National Preservation Conference, “PastFoward” in held in Savannah, Georgia. The conference continued the NTHP tradition of partnering with local preservation organizations to showcase historic preservation challenges and successes of a region. Michelle participated in conference seminars, workshops and field sessions.

**US/ICOMOS International Intern Exchange Program**

The Trust continued its participation in the US/ICOMOS International Intern Exchange Program, which over the years has brought highly-qualified young professionals from around the globe to the Presidio. This year, Trust compliance and archaeology staff hosted Ignacio Pons-Sorolla, a historic preservation architect from Madrid, Spain currently at work on his doctoral thesis. Ignacio worked with compliance staff to research, survey and document the Presidio Theatre (building 99) for an upcoming Historic Structure Report (HSR). His work advanced the Trust’s efforts to document the condition of this WPA-era movie theatre and make recommendations for its maintenance and future rehabilitation. Trust staff organized field trips to complement Ignacio’s time with us to other GGNRA sites (Fort Baker, Lands End, Alcatraz) and Hamilton Air Force Base in Novato.

**Historic Cements Conference**

In September the Society for the Preservation of Historic Cements, Inc. and the Presidio Trust co-hosted the Fifth American Historic Cements Conference. In addition to seminars, presentations and tours at the Presidio, the two-day conference offered an opportunity to visit historic cement buildings and structures at Alcatraz and other local sites. Christina Wallace coordinated and attended the conference.

**Educational Tours at the Presidio**

In 2014 Rob Thomson, Rob Wallace, Christina Wallace, Chandler McCoy and Michael Lamb and others provided educational tours and presentations at the Presidio for a number of peers in the preservation and built environment professions. These tours showcased the successes and lessons learned through preservation efforts at the Presidio. Visitors included faculty and alumni from the University of Washington Department of the Built Environment, members of the Urban Land Institute, National Park Service employees from the Golden Gate National Recreation Area, San Francisco Architectural Heritage board members, staff from Parks Victoria (Australia), City and County of San Francisco Planning Department staff, and the bi-annual reunion of Richard Morris Hunt Scholars (a French/American exchange program for historic architects).

**American Institute for Conservation of Historic and Artistic Works (AIC) Annual Conference**

In May the Trust contributed to the 2014 AIC Annual Conference held this year in San Francisco. The theme of the conference was “Conscientious Conservation: Sustainable Choices in Collection Care” and aimed to explore how sustainability can be applied to conservation. Christina Wallace hosted a tour of Main Post projects at the Presidio including the Presidio Inn, the Montgomery Street Barracks, and the Officers’ Club.

**FlipSide History Event**

FlipSide, an offshoot of the San Francisco Museum and Historical Society organization, hosts parties, lectures, pub crawls and other events that celebrate the history of San Francisco. One such event, “Dog Gone History,” explored San Francisco’s historical relationship with pets and featured a presentation by Christina Wallace on the origins of the Presidio’s Pet Cemetery.

**Civita Institute Fellowship**

Rob Wallace and Christina Wallace were selected for the Civita Institute Fellowship as Professionals-in-Residence. Their six-week fellowship produced a Facilities Management and Maintenance Plan for five fifteenth century stone buildings in the Italian hill town of Civita di Bagnoregio.

**Columbia University's Historic Preservation Program 50<sup>th</sup> Anniversary Exhibit**

The Trust's Columbia University alumni were invited to participate this year in an exhibit celebrating the 50<sup>th</sup> anniversary of the Historic Preservation program within Columbia's Graduate School of Architecture, Planning and Preservation (GSAPP). The exhibit was organized to acknowledge and celebrate the accomplishments of Columbia's Historic Preservation program and its alumni. The Trust provided images of historic preservation projects executed with the help of past and present staff. The Presidio Trust staff currently includes four graduates of the Columbia's Historic Preservation Master's program: Christina Wallace, Rob Thomson, Michelle Taylor and Ann Ostrander.

This section includes summaries of Presidio Trust projects that sought public involvement due to their scale and complexity. The projects listed below were either commenced or completed in the calendar year 2014, or had the vast majority of the work performed during the year and were not captured in other sections of the report.

#### **Future Plans at the Former Commissary Site**

In 2014, the Presidio Trust Board finalized a decision regarding the future plans of the former Commissary Site, ultimately deciding to hold off on any development until the completion of the new Presidio Parkway Project. In 2013, the Presidio Trust invited the public to comment on the future of a former commissary site at Mid-Crissy Field on Old Mason Street. The site is currently occupied by a 97,000 sq/ft non-historic (built 1989) commissary building housing a retail tenant (Sports Basement). In December 2011, the Presidio Trust completed the *Mid-Crissy Area Design Guidelines*, which established a series of specific planning, design and land use principles for the area, and in November 2012 the Trust issued a Request for Concept Proposals (RFCP). The Trust received sixteen responses; the public was invited to provide comment on the responses through a series of engagements, including at a public meeting of the Presidio Trust Board of Directors held in April 2013.

After considering public comment and engaging with a number of the teams directly, the Trust invited three finalists - The Bridge/Sustainability Institute, Lucas Cultural Arts Museum, and The Presidio Exchange - to continue in the process via a Request for Proposals (RFP) that was issued in May 2013. In the summer and fall of 2013, the three teams presented their concepts for public and Board review at various public meetings and an open house. The Presidio Trust collected public comment throughout the period of review. Based on public comment and Trust reviews, the Board of Directors requested further clarification and/or design revisions from each of the three teams. Revised final proposals were submitted for public and Trust review in January of 2014. In February, shortly following the revised submittal the Presidio Trust Board, decided not to pursue any of the proposals.

#### **Public Comment on the New Presidio Parklands Project (NP3)**

In 2014 the Presidio Trust, along with our partners the Golden Gate National Parks Conservancy and the National Park Service, began an exciting project to design a new 13-acre landscape as part of the new Presidio Parkway Project (formerly Doyle Drive). A public engagement program continued through the calendar year, including an exhibit in the Trust headquarters (building 103) that featured project boards and video presentations from each team, which was complemented by a series of public meetings, site walks and comment opportunities. More than 13,000 individuals visited the exhibit or the website and nearly 1,600 public comments were submitted and posted to the project website. On August 29 the Trust initiated consultation under Stipulation IV of the 2014 PTPA on a landscape rehabilitation effort. A full description of the agency's activities around this project is found in Exhibit G of this report.

# Appendix A

# Eric Brandan Blind

Presidio Archaeology Lab  
Post Office Box 29052  
San Francisco, CA 94129  
415-561-5091/561-5089  
[ebblind@presidiotrust.gov](mailto:ebblind@presidiotrust.gov)

## \* Employment

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2009-present	Principal Archaeologist	Presidio Trust, Presidio of San Francisco CA
2008-2009	Senior Archaeologist	Presidio Trust, Presidio of San Francisco CA
2002-2007	Archaeologist	Presidio Trust, Presidio of San Francisco CA
1999-2002	Archaeological Technician	Presidio Trust, Presidio of San Francisco CA
1997 [autumn]	Research Associate	Florida International University, Miami FL

## \* National Service

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1998	Archaeology Specialist	AmeriCorps Volunteer, Golden Gate National Rec. Area, CA
1997	Museum Specialist	AmeriCorps Volunteer, Everglades National Park, FL

## \* Volunteer & Consulting Work

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2009 [spring]	Architectural Conservator	Stabilization of the Shunet el-Zebib, Abydos Egypt
2007 [autumn]	Consulting Archaeologist	San Carlos Cathedral Restoration, Monterey CA
2007 [spring]	Architectural Conservator	Lord Cultural Resources, Riyadh, Saudi Arabia
2005-2006	Archaeological Consultant	ArchaeoCommons, San Francisco, CA
2003-present	Archaeologist/Photographer	Mission Dolores, San Francisco, CA
2001 [summer]	Archaeological Technician	American Museum of Natural History

## \* Education – Degrees

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----	Ph.D.	Anthropology [ongoing]	University of California at Berkeley, Berkeley CA
2007	M.A.	Anthropology	University of California at Berkeley, Berkeley CA
1996	B.A.	Sociology/Anthropology	Saint Mary's College of Maryland, St. Mary's City MD.

## \* Education – Field Classes

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2004	Archaeological Field Methods	Boston University International Programs, Menorca Spain
2004	Studies in European Archaeology	Boston University International Programs, Menorca Spain
1998	Techniques of Archaeological Excavation	Cabrillo College, Aptos CA

## \* Peer Reviewed Articles

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Blind, Eric Brandan, Sannie Kenton Osborn, Barbara L. Voss, and Liz N. Clevenger

2008 *The Presidio of San Francisco* in Archaeology in America: An Encyclopedia. Edited by Francis P. McManamon, Linda S. Cordell, Kent Lightfoot, and George R. Milner. Greenwood Publishing Group. Westport CT.

Blind, Eric Brandan, Barbara Voss, Sannie Osborn and Leo Barker

2004 *El Presidio de San Francisco: At the Edge of Empire*. Historical Archaeology. Vol 38, No. 3.

Meshaka, Walter, and Eric Brandan Blind

2001 *Movement and Reproduction in the Striped Mud Turtle (*Kinosternon baurii*) of the Everglades*. Chelonian Conservation and Biology. Vol 4, No 1.

## \* Publications

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- Clevenger, Liz N., Eric Brandan Blind, Sannie Kenton Osborn  
2007 *Methodologies for Documenting Colonial California: Case Studies from El Presidio de San Francisco*. Society for California Archaeology Newsletter. Vol 41, No 2.
- Blind, Eric and Liz Clevenger.  
2006 *El Presidio de San Francisco Officers' Club Project*. Society for Historical Archaeology Newsletter: 39(1):40-1.
- Blind, Eric Brandan  
2005 *If these Walls could Talk...* Proceedings of the Society for California Archaeology. Volume 18.
- Crosby, Anthony, Sannie Osborn, Vance Bente, Leo Barker, Megan Wilkinson, and Eric Blind  
2004 *Preliminary Condition Assessment, Building 50, Presidio of San Francisco, California*. Society for California Archaeology Newsletter. Vol 38, No. 1.
- Blind, Eric, Leo Barker, and Sannie Osborn  
2000 *Digging at the Golden Gate*. Society for California Archaeology Newsletter. Vol 34, No.3

## \* Selected Professional Papers

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- "Interpreting Space: Transforming the Visitor Experience in a National Park" prepared for the Society for California Archaeology. San Jose, CA. March 2007
- "Deconstructing the Adobe Officers' Club" prepared for the Society for Historical Archaeology Williamsburg, VA. January 2007
- "The Botanical Ecology of Culture Contact" prepared for the Society for California Archaeology. Ventura, CA. March 2006
- "The World as Viewed from Within these Walls" prepared for the Society for Historical Archaeology. Sacramento, CA. January 2006
- "The Hidden Murals of Mission Dolores" prepared for the *Instituto Nacional de Antropología e Historia* Bi-National Conference. Tijuana, Mexico. November 2005
- "ArchaeoCommons: A Digital Future for Our Common Past" presented with Michael Ashley at the Archaeological Research Facility of UC Berkeley CA. October 2005
- "Reckoning with Meaning at Contact Sites" prepared for the Society for American Archaeology. Salt Lake City, UT. April 2005
- "Ethnobotanical and Scientific Contributions" prepared for Spain's Legacy in the Pacific Conference. San Diego, CA. September 2004
- "If these Walls could Speak..." prepared for the Society for California Archaeology. Riverside, CA. March 2004
- "17<sup>th</sup> Century Bronze Cannons of El Presidio" prepared for the Society for Historical Archaeology. Providence, RI. January 2003
- "El Presidio de San Francisco: At the Edge of Empire" prepared for the Society for Historical Archaeology. Mobile, AL. January 2002

## \* Invited Forums

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- "Converging Communities in Digital Heritage" discussant at the Society for American Archaeology. Vancouver, Canada. April 2008

## \* Manuscripts and Reports

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- 2006 *Officers' Club Structural History & Condition Assessment*, on file at the Presidio Archaeology Lab
- 2004 *Levantar: Presidio Archaeological Management Strategy*, on file at Presidio Trust Library
- 2000 *Letterman Digital Arts Archaeological Investigation*, on file at Northwest Information Center

## \* Media Coverage & Public Presentations

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- Featured on *Incompletely Visible: The Legacy of the Bay Area Missions* DVD, Society for California Pioneers 2009
- Reported on in *San Francisco Chronicle*. "Radar reveals San Francisco's buried Presidio." September 20, 2008
- Featured on *Bay Area Backroads: The Presidio*. KRON 4 Television. Fall 2007
- Featured on *America's History in the Making* "Contested Territories" Oregon Public Broadcasting. PBS Television 2007
- Presented "The Last Adobe Building on the Presidio" at Presidio Science. May 11, 2007
- Presented "The Hidden Murals of Mission Dolores" lecture at Il Cenacolo Cultural Club. July 21, 2005
- Reported on in *San Francisco Chronicle*. "Presidio Walls Speak of Past." June 27, 2005
- Featured on *\*Spark*. "Through the Lens". KQED Television Broadcast, PBS. January 26, 2005
- Interviewed in *Archaeology*. "Newsbriefs: Saved by Neglect". Volume 57 Number 3, May/June 2004
- Featured in *San Francisco Chronicle Magazine*. "Facetime: Floored." May 30, 2004
- Featured in *ETC. Magazine*. "Mission Discovery." Spring, 2004
- Interviewed on *California Report*. "Native Americans and Mission Dolores". KQED Radio, NPR. March 8, 2004
- Featured on *Evening Magazine*. CBS Channel 5. San Francisco. March 8, 2004
- Interviewed on *Here and Now*. "Native American Paintings Restored". WBUR Radio, NPR. February 9, 2004
- Reported on in *San Francisco Chronicle*. Headline: "Centuries old murals revealed in Mission Dolores." January 29, 2004
- Presented "Levantar: Archaeology and El Presidio de San Francisco" at the Stanford University and Presidio Trust Public Lecture Series. July 9, 2003

## \* Awards

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- 2004 California Governor's Historic Preservation Award, for the Mission Dolores Digital Mural Project
- 2002 California Governor's Historic Preservation Award, for the Garbology! Education Program

## \* Grants

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- 2008 Federal Block Grant for Higher Education – U.C. Berkeley
- 2007 Federal Block Grant for Higher Education – U.C. Berkeley
- 2006 Federal Block Grant for Higher Education – U.C. Berkeley
- 2004 AmeriCorps National Service Education Grant – Boston University

## \* Teaching Experience

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2008 [autumn]	Prospection in Depth, with the National Center for Preservation Technology and Training
2008 [spring]	Invited Lecturer: Archaeology – A Biased and Democratic History, for Stanford University
2008 [spring]	Invited Lecturer: Archaeology – A Biased and Democratic History, for U.C. Berkeley
2007-present	Site Conservation and Adobe Architecture, for CA State Parks – Mott Training Center
2007-2008	Digitally Documenting and Representing Cultural Heritage, with U.C. Berkeley
2003-present	Advanced Workshop for the California Archaeological Site Stewardship Program
2001-2006	Garbology! Education Program, with the Crissy Field Education Center
1998	Buffalo Soldiers Education Program, with the National Park Service

## \* Committee & Advisory Roles

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Committee Member	International Council on Monuments and Sites [ICOMOS] International Scientific Committee - Earthen Architecture. 2007-present
Committee Member	US/ICOMOS Scientific Committee - Earthen Architecture. 2004-present
Project Advisor	US/ICOMOS International Scholar Alexandra Vadinska of Bulgaria, 2006
Project Advisor	US/ICOMOS International Scholar Trinidad Rico of Argentina, 2005
Project Advisor	US/ICOMOS International Scholar Veronica Dado of the Philippines, 2003, 2004
Project Advisor	Tennessee Hollow Watershed Archaeological Project. Professor Barbara Voss Stanford Archaeological Center. 2003-present.
Project Advisor	Funston Avenue Archaeological Research Project. Barbara Voss Ph.D Dissertation Project. UC Berkeley Archaeological Research Facility. 1999-2001.

## \* Professional Affiliations

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SAA	Society for American Archaeology
ICOMOS	International Council on Monuments and Sites
SHA	Society for Historical Archaeology
CMSA	California Mission Studies Association
SCA	Society for California Archaeology

## \* Certifications & Professional Development

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Statistical Research Institute Foundation - NHPA Section 106: Principles and Practice, 2006  
SHA: Brian Fagan Ph.D. and Left Coast Press - Publishing for Historical Archaeologists, 2006  
Graphics Press LLC & Edward Tufte Ph.D. - Presenting Data & Information, 2005  
SCA: Frank Bayham Ph.D. - Distinguishing Human and Non-Human Osteological Remains, 2005  
National Preservation Institute - Archaeological Curation, Conservation & Collections Management, 2002  
Association for Preservation Technology International - Conservation of Historic Adobe, 2001  
National Preservation Institute - Integrating Cultural Resources into NEPA Compliance, 2001  
National Preservation Institute - Consultation with Indian Tribes on Cultural Resource Issues, 2000  
National Preservation Institute - NHPA Section 106 Compliance: An Introduction, 2000

## \* Posters

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“Digitally Documenting Colonial California” the 2007 California Archaeology Month Poster

## \* Websites

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Co-creator: [www.missiondoloreshmural.com](http://www.missiondoloreshmural.com)  
Contributor: [www.presidio.gov/history/archaeology](http://www.presidio.gov/history/archaeology)  
Creator: [www.blind-spot.org](http://www.blind-spot.org)

# LIZ NOELANI CLEVENGER

Curator of Archaeology, The Presidio Trust  
P.O. Box 29052, San Francisco, CA 94129  
(415) 561-5086 (office) / (415) 516-5089 (fax)  
lclevenger@presidiotrust.gov

## EDUCATION

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- 2004 M.A., Cultural and Social Anthropology (Emphasis: Archaeology), Stanford University, Stanford, California  
2003 B.A., Archaeology (Minor: Art History), Stanford University, Stanford, California

## ADDITIONAL TRAINING

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- 2012 Leadership Skills for Non-Supervisors, U.S. Office of Personnel Management  
Flaking, Fragile, and Fragmentary: Safe Lifting and Storage of Delicate Objects in the Field, Society for California Archaeology
- 2011 NPS 440: Effective Interpretation of Archaeological Resources, National Park Service and Presidio Trust
- 2010 Leading Technical Professionals, BlessingWhite
- 2009 Art Handling Workshop, American Association of Museums  
3D Digital Rock Art Documentation and Preservation Training Program, Cultural Heritage Imaging  
Digital Directions: Fundamentals of Creating and Managing Digital Collections, Northeast Document Conservation Center  
Collection Management Databases, Northern States Conservation Center  
Creating an Emergency Preparedness and Response Plan for Collections, California Association of Museums and Balboa Art Conservation Center
- 2008 Prospection in Depth: A Workshop for Developing Advanced Geophysical Surveying and Interpretive Skills, National Council for Preservation Technology & Training and the Presidio Trust  
Writing Archaeology: How to Write and Publish in Archaeology, Society for California Archaeology  
Filemaker Databases Workshop, University of California, Berkeley – Archaeological Research Facility
- 2007 Collections Management Policies for Museums and Related Institutions, Northern States Conservation Center
- 2006 Project Archaeology Facilitator Training, Bureau of Land Management  
Section 106: Principles and Practice, SRI Foundation  
GIS Workshop, Society for Historical Archaeology and ESRI
- 2005 Section 106 Compliance: An Introduction to Professional Practice Under Section 106 of the National Historic Preservation Act, SWCA Environmental Consultants  
Distinguishing Human and Non-Human Osteological Remains, Society for California Archaeology and CSU Chico  
24-Hour Hazardous Waste Operations Training, Network Environmental Systems, Inc.

## WORK EXPERIENCE

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- 2009-present Curator of Archaeology, Presidio Trust, San Francisco, California. Manage the Heritage Program's archaeology laboratory. Responsible for the curation and interpretation of archaeological and museum collections. Perform registration, collections management and archival tasks to maintain, utilize and preserve collections in conjunction with federal standards and best practices. Determine conservation needs and acquire services to address those needs. Continue development of collections management and curation program. Conduct and facilitate original research and analysis to increase knowledge about collections. Develop and implement interpretive materials including exhibitions, programs, written materials, and other outreach products. Conduct archaeological preservation training for in-house staff and contractors. Provide assistance to field projects that are likely to result in collections. Supervise seasonal, temporary, volunteer, or intern employees as needed to carry out curatorial activities.

# LIZ NOELANI CLEVENGER

- 2005-2009 Archaeological Collections Specialist, Presidio Trust, San Francisco, California. Responsible for archaeological collections management, laboratory work, and outreach programs. Developed and implemented archaeological collections management program (policies and procedures) in accordance with federal laws, regulations and professional standards. Maintained paper and electronic records of acquisitions, accessions, loans, collections management activities, and artifact catalog; maintained artifact and associated documentation collections; processed and analyzed archaeological collections; prepared analytical and technical reports. Conducted monitoring, survey, and reporting for construction projects, including identification, evaluation, and treatment of historic properties. Liaisoned with operations crews to ensure protection of historic resources, including managing the acquisition and recording of unexpected historic artifact discoveries made during construction/development projects and the development and implementation of an annual "Park Resources Training" course (with Damien Raffa). Coordinated weekly activities for volunteers, internship projects for undergraduates, and educational tours and field trips. Coordinated the maintenance of equipment and lab while ensuring the protection of the archaeological collections.
- 2004-2005 Archaeological Technician, Pacific Legacy Incorporated, Berkeley, California. Staff archaeologist for a CRM firm. Duties included the identification, evaluation, and treatment of historic properties in compliance with NHPA, NEPA and CEQA. Prepared site reports, conducted data recovery excavation and monitored construction sites. Conducted laboratory processing, artifact analysis, electronic data management, collections assessments, report writing, technical editing, and archival research.
- 2004 Assistant Field Director, Tennessee Hollow Watershed Archaeological Project, Stanford University and Presidio Trust, San Francisco, California. Assisted with project management, including publicity, personnel selection, and procuring equipment and supplies. Managed field staff, student training and excavation. Contributed to technical reporting.
- 2003-2004 Research Assistant, Market Street Chinatown Archaeological Project, Stanford University, Stanford, California. Managed large historic artifact collection and computerized Access artifact database, including activities such as inventory, maintenance, quality control, and archival rehousing. Oversaw website updates and students' cataloging work. Contributed to report writing and production.
- 2002-2004 Research Assistant, Stanford Archaeology Lab, Stanford University, Stanford, California. Conducted laboratory work and analysis projects with emphasis on historic materials and ceramics. Assisted with course development, bibliographic research, and report writing and production.
- Peer Advisor, Stanford Archaeology Program. Advised current and prospective undergraduate archaeology students and planned informational and social events for students.

## PUBLICATIONS

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- 2013 [Clevenger, Liz N., ed.] *The Past is our Present: California Archaeology for a Modern World. Society for California Archaeology 47th Annual Meeting Program, March 7-10, Berkeley, California.* Society for California Archaeology: Chico, California.
- 2012 Clevenger, Liz N. *Archaeological Collections Management Guidelines.* Presidio Archaeology Lab – Presidio Trust: San Francisco, California.
- 2010 Voss, Barbara L., ed., with contributions by Heather Blind, Elizabeth Clevenger, Beatrice Cox, Megan S. Kane, Cheryl Smith-Lintner, Erica Simmons, and Barbara Voss. "Tennessee Hollow Watershed Archaeology Project Final Report – 2005-2010 Laboratory Studies on Collections from El Polín Springs." Department of Anthropology and Stanford Archaeology Center, Stanford University, Stanford, California.
- 2008 Blind, Eric Brandon, Sannie Kenton Osborn, Barbara L. Voss, and Liz N. Clevenger. "The Presidio of San Francisco," in *Archaeology in America: An Encyclopedia.* Francis P. McManamon, Linda S. Cordell, Kent Lightfoot and George R. Milner, eds. Greenwood Publishing Group: Westport, CT.
- 2007 Clevenger, Liz N., Eric Brandon Blind, and Sannie Kenton Osborn. "Methods for Documenting Colonial California: Case Studies from El Presidio de San Francisco." *Society for California Archaeology Newsletter*: 41(2):24-31.

- 2006 Blind, Eric and Liz Clevenger. "El Presidio de San Francisco Officers' Club Project." *Society for Historical Archaeology Newsletter*: 39(1):40-1.
- 2005 Voss, Barbara L., with contributions by Heather Blind, Stacey Camp, Elizabeth Clevenger, Jenn McCann, Beatrice Cox, Jack Meyer, Ingrid Newquist, Virginia Popper, Joanne Sidlovsky, Erica Simmons, and Michelle Touton. "Tennessee Hollow Watershed Archaeology Project 2004-2005 Annual Progress Report – Excavations at El Polín Springs." Department of Cultural and Social Anthropology, Stanford University, Stanford, California.
- 2004 Clevenger, Elizabeth N. "Reconstructing Context and Assessing Research Potential: Feature 20 from the San José Market Street Chinatown." Master's Thesis, Department of Cultural and Social Anthropology, Stanford University, Stanford, California.
- Voss, Barbara L., with contributions by Heather Blind, Elizabeth Clevenger, Karis Eklund, Ingrid Newquist, Virginia Popper, Cheryl A. Smith, Michelle St. Clair, and Bryn Williams. "Tennessee Hollow Watershed Archaeology Project 2003-2004 Annual Progress Report – Test Excavation at El Polín Springs." Department of Cultural and Social Anthropology, Stanford University, Stanford, California.
- Stacey Camp, Elizabeth Clevenger, Barbara Voss, and Bryn Williams, with contributions by Beverly Chang, Jun Frank, Cameron Matthews, and Erica Simmons. "2003-2004 Progress Report Market Street Chinatown Archaeological Project." Stanford Archaeology Center, Stanford University, Stanford, California.

## SELECT PRESENTATIONS

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- 2013 Plenary Session Introduction, "The Past is Our Present: California Archaeology for a Modern World," 2013 Annual Meeting of the Society for California Archaeology, Berkeley, California.
- 2011 Forum Participant, "Archaeologists and Local Communities: Emerging Approaches in Community Archaeology," 2011 Annual Meeting of the Society for California Archaeology, Rohnert Park, California.
- 2010 Forum Chair, "From the Front Lines: A Curation Working Group for Collection Managers and Curators," 2010 Annual Meeting of the Society for California Archaeology, Riverside, California.
- 2008 "Research Design Charette and Beyond: Charting the Future of Archaeology at El Presidio de San Francisco," paper presented at the 2008 Annual Meeting of the Society for California Archaeology, Burbank, California.
- 2007 "Public Outreach at the Presidio of San Francisco," invited paper presented at the 2007 Annual Meeting of the Society for California Archaeology, San José, California.
- Symposium Co-Chair (with Sannie Kenton Osborn), "Cultural Heritage Preservation, Education and Tourism: El Presidio de San Francisco: the Site, the Classroom, the Destination," 2007 Annual Meeting of the Society for California Archaeology, San José, California.
- "The Adobe Officers' Club: Spanish Colonial Architecture at El Presidio de San Francisco," invited paper presented at the 2007 Annual Meeting of the California Mission Studies Association, San Francisco, California.
- Symposium Co-Chair (with Barbara Voss, Stanford University), "Colonial San Francisco: Art, Artifacts, and Archives," 2007 Annual Meeting of the California Mission Studies Association, San Francisco, California.
- (with Heather Blind) "Up to Our Elbows in Nightsoil: the Taylor Street Privies Project," paper presented at the 2007 Annual Meeting of the Society for Historical Archaeology, Williamsburg, Virginia.
- 2006 (with Heather Blind) "Up to Our Elbows in Nightsoil," invited paper presented at the 2006 Annual Meeting of the Society for California Archaeology, Ventura, California
- Symposium Chair, "From the Borrow Pit to the Privy: Two Centuries of History at the Presidio of San Francisco," 2006 Annual Meeting of the Society for California Archaeology, Ventura, California.

# LIZ NOELANI CLEVENGER

“Deconstructing the Presidio Officers’ Club: Working with the Harris Matrix,” invited paper presented at the 2006 Annual Meeting of the Society for Historical Archaeology, Sacramento, California

Symposium Co-Chair (with Eric Brandan Blind), “Mud, Wood, Stones, Matrices and Maps: Exploring the Presidio of San Francisco,” 2006 Annual Meeting of the Society for Historical Archaeology, Sacramento, California

2004 “Reconstructing Context and Assessing Research Potential: Preliminary Findings from Feature 20 of the Market Street Chinatown,” paper presented at the 2004 Annual Meeting of the Society for California Archaeology, Riverside, California

## TEACHING EXPERIENCE

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2013 Guest Lecturer, “Archaeology as a Profession,” Stanford University

2012 Guest Lecturer, “Archaeology as a Profession,” Stanford University  
Instructor, “Presidio Archaeology 101,” Golden Gate National Parks Conservancy

2011 Guest Lecturer, “Archaeology as a Profession,” Stanford University

2010 Guest Lecturer, “Archaeology as a Career,” Stanford University

2009 Guest Lecturer, “Archaeology as a Career,” Stanford University

2008 Guest Lecturer, “Archaeology as a Career,” Stanford University

2007 Guest Lecturer, “Archaeology as a Career,” Stanford University  
Guest Lecturer, “American Material Culture,” University of California at Berkeley  
Workshop Instructor, “Project Archaeology Facilitator Training,” Society for California Archaeology

## PROFESSIONAL SERVICE

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2012-2013 2013 Annual Meeting Program Chair, Society for California Archaeology

2006-2007 2007 Annual Meeting Public Day Coordinator, Society for California Archaeology

## AWARDS

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2003-2004 Cultural and Social Anthropology Prize for Academic Performance by a Masters Student, Stanford University

## PROFESSIONAL ASSOCIATIONS

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American Association of Museums  
Society for California Archaeology

## PROFESSIONAL CERTIFICATIONS

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Registered Professional Archaeologist  
24-Hour HAZWOPER  
Lead and Asbestos Awareness  
Hazard Communication  
CPR and First Aid

## QUALIFICATIONS

I have been involved in both academic archaeology and cultural resource management since 1997, with 12 years of experience both in North America and abroad. My cultural resource management experience includes five years of conducting and supervising compliance-oriented archaeological work including pedestrian surveys, archaeological site recording, monitoring of ground disturbing activities, subsurface testing, and data recovery in both historical and prehistoric contexts throughout California. In addition to my extensive fieldwork experience, I am a skilled writer and have authored numerous archaeological field reports and compliance documents. I have broad experience in completing compliance-oriented projects in accordance with the California Environmental Quality Act (CEQA), the National Environmental Protection Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA). I am also conversant in various other state and federal authorities, including Section 110 of the NHPA, the Archaeological Resources Protection Act (ARPA), and the Native American Graves Protection and Repatriation Act (NAGPRA). I have extensive laboratory experience and am competent in lithic analysis and Geographic Information Systems (GIS). I am currently completing my doctoral research at the University of California, Berkeley where my academic research focuses on hunter-gatherer mobility and landscape use in prehistoric North America.

## EDUCATION

- Ph.D.  
(Candidate)                    **December 2010 (expected)**  
University of California, Berkeley, Department of Anthropology. Dissertation Topic:  
Hunter- Gatherer Landscapes Advancement to Candidacy: May 2005
- M.A.                                **January 2002**  
University of California, Berkeley, Department of Anthropology
- B.A.                                **January 2000**  
University of Illinois at Urbana-Champaign, Department of Anthropology, *Magna cum Laude*

## PROFESSIONAL EXPERIENCE

### CURRENT POSITION

**July-2009-Present**    **Archaeologist:** Presidio Trust, Presidio of San Francisco. Federal Agency

### PREVIOUS EXPERIENCE

**2004- July 2009**        **Supervisor:** Pacific Legacy, Inc., Berkeley, California. Cultural resources management firm.

### *Duties and Responsibilities*

- Project management and supervision of cultural resource investigations including survey, recording, monitoring, test excavation, and data recovery at prehistoric and historical archaeological sites

- Development of archaeological research designs and management plans
- Prehistoric and historic archeological site testing and evaluation to determine National Register of Historic Places (NRHP) significance and California Environmental Quality Act (CEQA) importance
- NEPA, NHPA, and CEQA regulatory compliance
- Technical report writing for a variety of compliance-related projects and contributing to compliance documents, including EIR and EIS sections
- Technical field illustration and mapping, including the use of GPS and GIS
- Collaborating and consulting with diverse stakeholders including Native Americans, private landowners, construction professionals, and governmental representatives
- Developing and managing substantial budgets for archaeological field investigations laboratory analyses, and reporting
- Representing employees as a member of the corporate board

***Recent Key Projects:***

- 2009** ***Project Manager.*** *Tehachapi Renewables Transmission Project (TRTP), Kern, Los Angeles, and San Bernardino Counties, California.* I managed Pacific Legacy's team for the TRTP, over 200 miles of proposed transmission line and associated facilities in Kern, Los Angeles, and San Bernardino counties. My responsibilities included scoping, managing budgets, designing research, and drafting and implementing cultural resources management plans subject to multiple agency review. I have also participated in EIR/EIS review and assisted the principal investigator, Dr. Thomas Jackson, in the drafting of a Programmatic Agreement between the Angeles National Forest, the Army Corps of Engineers, the State Historic Preservation Officer, and the California Public Utilities Commission.
- 2008** ***Project Manager and Field Director.*** *Cal-Am Coastal Water Project, Monterey County, California.* I served as field director for archaeological survey of proposed components of the Coastal Water Project on the Monterey Peninsula from Moss Landing to Monterey. Eighteen archaeological sites, both historical and prehistoric, were visited and updated as part of this effort and three new historical resources were recorded. As part of this project, an updated inventory of resources within the Lower Presidio Historic Park was completed and several previously recorded resources updated in accordance with the National Register Nomination for the Presidio of Monterey Historic District. In addition to completing the reporting of the archaeological survey, I wrote the cultural resource sections of the Draft EIR, currently under public review.
- 2008** ***Project Manager and Field Director.*** *Belgian Anticline 3D Seismic Project, Kern County, California.* I served as project manager for an inventory of over 100 resources within a 33,000-acre area proposed for 3D geophysical exploration in Kern County. I directed field survey of 4000 acres of Bureau of Land Management-administered land within the greater project area and completed the reporting in order to assist the BLM in complying with Section 106 of the NHPA.

- 2007** *Project Manager and Principal Author. New Melones Resource Management Plan, Tuolumne and Calaveras Counties, California.* I completed a Cultural Resources Management Plan for the New Melones Reservoir Project area in Tuolumne and Calaveras Counties, synthesizing over 30 years of archaeological research. This project included assessing the NRHP nomination that guides the Bureau of Reclamation's management of resources within the New Melones Reservoir area. Over 80 previous cultural resource reports and 650 cultural resources were incorporated into a single management plan and accompanying GIS database.
- 2007** *Field Director. Big Creek ALP Federal Energy Regulatory Commission (FERC) Relicensing Project, Fresno County, California.* I directed archaeological testing at 13 archaeological sites (7 prehistoric and 5 historical) near Shaver and Florence Lakes and completed National Register of Historic Places evaluations of all 13 sites tested. I also coordinated with North Fork Mono, a federally recognized tribe, to ensure proper treatment of recovered Native American cultural materials. All work was completed to ensure compliance with Section 106 of the NHPA.
- 2006** *Field Director and Principal Author. Highway 99 and Hammer Lane Interchange Project, Stockton, San Joaquin County, California.* I directed data recovery at one historic and two prehistoric sites discovered during highway construction. I also planned and directed the removal of eight Native American burials, including two burials inadvertently discovered while I was monitoring construction following data recovery efforts. I was responsible for coordinating with the Most Likely Descendent, Native American monitor, CALTRANS archaeologist, and construction personnel to ensure the proper removal and treatment of human remains.
- 2005** *Field Director. Yosemite Creek Campground Project, Yosemite National Park, Mariposa County, California.* I planned and implemented data recovery excavations at CA-MRP-123/136, a prehistoric site within Yosemite National Park. I also implemented a testing program designed to evaluate the resource for eligibility on the NRHP and reported the results of those investigations to assist Yosemite National Park in complying with Section 106 of the NHPA.

## TECHNICAL REPORTS

Bartoy, K., K. Jones, J. Holson, and E. Reese

2007 Cultural Resources Literature Search, Inventory, and National Register of Historic Places Evaluations for the Folsom Dam Safety and Flood Damage Reduction EIS/EIR, El Dorado, Placer, and Sacramento Counties, California. *Prepared for:* U.S. Bureau of Reclamation for compliance with Section 106 of the NHPA.

Holm, L. and K. Jones and T. Jackson

2009 Construction Phase Management Plan for Segments 4-11 of the Tehachapi Renewables Transmission Project, Kern and Los Angeles Counties, California. *Prepared for:* Southern California Edison, Angeles

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National Forest, California Public Utilities Commission, and the Army Corps of Engineers for compliance with Section 106 of the NHPA, NEPA, and CEQA.

Jackson, T. and K. Jones

- 2009 Supplemental Survey Report and Cultural Resources Management Plan for Segment 3B of the Tehachapi Renewables Transmission Line Project, Kern and Los Angeles Counties, California. *Prepared for:* Southern California Edison for compliance with CEQA.

Jones K.

- 2009 Archaeological Survey Report for the Cal-Am Coastal Water Project Draft EIR, Monterey County, California. *Prepared for* Environmental Science Associates for compliance with CEQA.
- 2008 Archaeological Survey of 4000 acres for the Belgian Anticline 3D Seismic Project, Kern County, California. *Prepared for* the U.S. Bureau of Land Management for compliance with Section 106 of the NHPA.

Jones, K. and D. Craig Young

- 2006 Final Extended Phase I Report: Geoarchaeological Investigations for the West Merced Overhead and Bear Creek Structures Replacement 10-MER-99 K.P. 25.4/27.8 (P.M. 15.8/17.3) EA: 10-0K0200. *Prepared for:* California Department of Transportation (Caltrans) for compliance with CEQA.

Jones, K. and J. Holson

- 2006a Archaeological Investigations and National Register of Historic Places Evaluations at CA-SJO-301, CA-SJO-302H, and CA-SJO-303 State Route 99 and Hammer Lane Interchange, Stockton, San Joaquin County, California. *Prepared for:* Parsons Brinkerhoff Construction and California Department of Transportation (Caltrans) for compliance with CEQA and Section 106 of the NHPA
- 2006b Archaeological Test Excavation at CA-SJO-19/H for the South Quierolo Project, Lathrop, San Joaquin County, California. *Prepared for:* Mark Thomas and Company for compliance with CEQA.

Jones K. and M. Greenberg

- 2009 Archaeological Survey Report for the San Antonio Reservoir Hypolimnetic Oxygenation System, Alameda County, CA. *Prepared for* the San Francisco Public Utilities Commission in accordance with Water Improvement System (WISP) guidelines for compliance with CEQA.

Jones, K. and T. Jackson

- 2006 Archaeological Inventory for the Orion 3D Geophysical Survey Project, Kern County, California. *Prepared for:* U.S. Bureau of Land Management for compliance with Section 106 of the NHPA.
- 2007 Cultural Resources Inventory for the Proposed Southern California Edison Lee Vining to Conway Summit Communications Line Project, Mono County, California. *Prepared for:* Southern California Edison, U.S. Bureau of Land Management, and Inyo National Forest for compliance with CEQA, NEPA, and Section 106 of the NHPA.

Jones, K. and E. Reese

- 2007 Cultural Resources Management Plan for the New Melones Lake Project Area, Calaveras and Tuolumne Counties, California. *Prepared for:* U.S. Bureau of Reclamation.

Jones, K., K. Bartoy, and L. Holm

2006 Archaeological Survey Report for the Middle Baker Ranch and Peninsula Project, Tuolumne County, California. *Prepared for:* Altmann Construction for compliance with CEQA.

Jones, K., K. Bartoy, and J. Holson

2005 Archeological Testing, Data Recovery, and National Register of Historical Places Evaluation of CA-MRP-123/136 at Yosemite Creek Campground, Yosemite National Park, California. *Publications in Anthropology No. 28. Prepared for:* Yosemite National Park for compliance with the NHPA and NEPA.

Reese, E., K. Jones, and J. Holson

2007 Archaeological Survey Report for the Abbott / Turkey Run Remediation Lake County, California. *Prepared for:* U.S. Environmental Protection Agency in compliance with NEPA and Section 106 of the NHPA.

Way K., T. Jackson, and K. Jones

2009 Testing, Data Recovery, and CRHR Evaluation of CA-KER-2821/H, the Bean Spring Complex. *Prepared for:* Southern California Edison and the California Public Utilities Commission for compliance with CEQA.

#### **HONORS AND AWARDS**

**2001-2004** National Science Foundation Graduate Research Fellowship

**1997** National Science Foundation Undergraduate Research Award

#### **PROFESSIONAL AFFILIATIONS & MEMBERSHIPS**

Member, Society for American Archaeology

Member, Southeastern Archaeological Conference

Member, Society for California Archaeology

#### **PROFESSIONAL REFERENCES**

Dr. Margaret Conkey  
Professor of Anthropology  
University of California, Berkeley  
Office: (510) 642-6914

Dr. Kent Lightfoot  
Professor of Anthropology  
University of California, Berkeley  
Office: (510) 642-2422

Kevin Bartoy  
Director of Archaeology  
The Hermitage  
Home of President Andrew Jackson  
4580 Rachel's Lane  
Nashville, TN 37076  
Office: (615) 889-2941

**Registration:** Landscape Architect California License No. 2778

## EDUCATION

**MLA** 1983, Harvard University, Graduate School of Design

**BA** Landscape Architecture 1979, University of California at Berkeley

## AWARDS AND ACTIVITIES

U.C. Berkeley Visiting Lecturer (class instructor)

Spring 2005, 2006, 2007, 2009, 2010, 2011

U.C. Extension Landscape Architecture Instructor 2001 to present

Berkeley Design Advocates Award, Halcyon Commons 1997

Professional Merit Award, Park Restoration, EBRPD 1994

Member of winning design team, Oakland City Hall Plaza Competition 1985

Research assistant, Dr. Albert Fein, Historic Landscape Preservation and Environmental History, Harvard University 1982

ASLA Certificate of Honor, University of California 1979

## WORK EXPERIENCE

**Presidio Trust**, San Francisco, Historic Landscape Architect. Project Manager for individual building improvements / restorations, Presidio wide site furnishings, lighting, and signage. Member of NEPA and Section 106 Historic compliance review committee. 2000 to present.

**EDAW**, San Francisco, Senior Landscape Architect. Technical Manager for Los Vaqueros Watershed Recreation improvements. Construction improvement plans for 20,000 acre watershed, including pedestrian and multi use trails, trail bridges, and staging areas. Project manager for Union Point Park, Oakland, masterplan. 1998 to 2000

**East Bay Regional Park District**, Oakland. Project Manager on stream restoration and park renovation for historic landmark, Alvarado Park, Richmond. Project manager for new facilities including fishing pier, railroad crossing and recreation improvements at Eckley historic town site, Carquinez Straits. 1987 to 1998

**Michael Lamb Design Studio**, Berkeley. Design and construction supervision of residential gardens including one to five acre estates. 1985 to present.

**POD Inc.**, San Francisco (Now Sasaki Associates). Design development of 2,000 acre low density housing and golf course in Fairfield. 1987

**TAC**, The Architect Collaborative, San Francisco. Design development for the Limited's corporate headquarters, Columbus, Ohio. 1986 to 1987

**Robert LaRocca and Associates**, San Francisco. Project manager for Triton Museum of Art, Santa Clara, Triad System Headquarters, Livermore, mid and high-rise projects in Pleasant Hill and San Francisco with RMW and Gensler 1984 to 1986

**Gallagher Construction and Development**, Osterville Massachusetts. Site development and construction supervision for two acre mixed use project on Cape Cod. 1982 to 1983

**Mason and Frey**, Belmont Massachusetts. Working drawings for linear park for MBTA. Project manager for athletic fields in Hopkinton and pocket park development at Harvard School of Medicine. 1981 to 1982

**VISTA**, Design and Planning Assistance Center, University of New Mexico, Albuquerque. Small parks and playgrounds, including a recreational lake and support facilities. 1979 to 1980

**Michael Lamb**

Landscape Architect

2314 Webster Street

Berkeley, CA 94705

510/843-8626

[michaellamb@presidiotrust.gov](mailto:michaellamb@presidiotrust.gov)

[mlamb@presidiotrust.gov](mailto:mlamb@presidiotrust.gov)

## **Chandler W. McCoy**

### **AIA, LEED AP**

Chandler McCoy has more than 22 years of experience in the field of historic preservation, working in the public sector as a historic architect and planner. At the PresidioTrust in San Francisco for 12 years, he is currently the Associate Director for Planning and Design. He focuses on preservation planning and the rehabilitation of National Historic Landmark buildings and sites. He is active in San Francisco's preservation community as a board member of San Francisco Heritage and the Northern California Chapter of Docomomo-US. He lectures frequently on the topics of sustainability in historic projects and on modern architecture and landscape in the Bay Area.

### **PROFESSIONAL AFFILIATIONS**

Co-founder, past President,  
current Treasurer,  
DOCOMOMO US  
Northern California Chapter

Board Member and Chair,  
Education Committee, San  
Francisco Architectural  
Heritage,

California Preservation  
Foundation Member, 2012  
Annual Conference Program  
Committee.

### **PROFESSIONAL ACTIVITIES**

Tour Leader, "Golden Gateway  
and Levi's Plaza" What's Out  
There Weekend, The Cultural  
Landscape Foundation,  
September 2011

Speaker, California  
Preservation Foundation  
Conference, "LEED for  
Neighborhood Design and the  
Presidio's Public Health  
Service Hospital", May 2011

Speaker, California APA  
Annual Conference, "What's  
Old is Green: The Presidio and  
LEED", November 2010.

Speaker, Society for American  
City and Regional Planning  
History (SACRPH) Conference,  
"The Golden Gateway  
Redevelopment Project and its  
role in Modern San  
Francisco", October 2009.

Speaker, SPUR Lunchtime  
Lecture Series, "Sustainability  
at the Presidio", October  
2009.

Speaker, SF Heritage  
Summer/Fall Lecture Series,  
"Modernism Inside and Out:  
Integrating Architecture  
and Landscape Design",  
August 2009.

### **PROFESSIONAL EXPERIENCE**

#### **Presidio Trust, San Francisco, California.**

Associate Director, Planning & Design, 1999 - present.

#### **National Park Service, Presidio Project Office, Golden Gate National Recreation Area.**

Historical Architect, 1995 - January 1999.

#### **Polshek and Partners, New York, New York**

Architect, 1994 - 1995

#### **National Park Service, Building Conservation Branch, North Atlantic Regional Office, New York, New York**

Historical Architect, 1990 - 1994

#### **National Park Service, Southwest Regional Office, Santa Fe, New Mexico**

Historical Architect, 1989 - 1990

#### **Archipelago Design, New York, New York**

Architect, 1988 and August 1984 - 1986

#### **Warner, Burns, Toan and Lunde Architects, New York, NY**

Designer, 1986 - 1988

### **EDUCATION**

#### **ICCROM, International Centre for the Conservation and Restoration of Cultural Property, Rome Italy**

*Certificate Holder, Architectural Conservation Program, 1992*

#### **Columbia University, Graduate School of Architecture, Planning and Preservation**

*Master of Architecture, 1985*

#### **University of Virginia**

*B. S. in Architecture, 1982*

Author, "The Case for Preservation of Parkmerced", San Francisco Heritage Newsletter, Volume XXXVI, No. 1, Winter 2008.

Tour Leader, AIA Architecture and the City Festival, "The Mid-Century City: Modernism on Cathedral Hill, September 2009.

Tour Leader, Northern California Chapter of Docomomo Annual Tour Day, Greenwood Common in Berkeley, CA, October 2008.

Tour Leader, AIA SF Architecture and the City Festival "Exploring Mid-Century Downtown San Francisco" September 2008.

Author, "Losing Parkmerced", Docomomo-US Newsletter, Winter 2007.

Speaker, AIA SF summer lecture series, "Planning for the Main Post at the Presidio", August 2007.

Tour Leader, Frank Lloyd Wright Foundation Annual Conference "Exploring Modernism in San Francisco" September 2006.

Speaker, California Preservation Foundation Conference, "What Makes It Modern? Rehabilitation and Upgrading Modern Structures" April 2005.

Speaker, California Preservation Foundation Conference, "Forgotten Modern Masters: Lesser-Known Bay Area Architects", April 2004.

Tour Leader, California Preservation Foundation Conference, "Modern Urban Landscapes in San Francisco" April 2004.

Author, "Demolition of a Modernist Building: The Red Cross Building by Gardner Dailey" SF Architectural Heritage Newsletter Spring 1999.

## SELECTED BUILDING PROJECTS

**Fort Scott, Building 1201-** Rehabilitation of a 1909 military headquarters building. Construction budget: \$3 million. (ongoing)

**Fort Scott, Buildings 1202 and 1204** – Design management for two 1912 Army barracks converted to a training, conference, and housing facility (ongoing).

**Public Health Service Hospital District Site Improvements:** Upgrade of a historic 30-acre hospital campus with new landscape, site lighting, signage, trails, parking and roadway realignment. Construction budget: \$2million.

**Presidio Transit Center:** New construction in the Main Post historic district to provide public transit facilities and a restaurant. Site improvements including landscape, lighting, parking and sidewalks. Construction budget \$1.5 million

**Presidio Post Office and Bank:** Rehabilitation of 1898 Army Guardhouse to serve new tenants, including restoration of the historic porch and landscape. Construction budget: \$1million.

**Presidio Fire Station:** Rehabilitation of and addition to historic Army fire station to upgrade and expand the facility to meet current fire department needs and seismic standards. Construction Budget: \$2million.

## SELECTED PLANNING DOCUMENTS

**Main Post Cultural Landscape Report-**CLR for the Main Post, the Presidio's oldest district.

**West of Main Parade Focused Cultural Landscape Report-** a focused study looking at a small part of the Main Post.

**Main Post Planning and Design Guidelines-** guidelines to direct building rehabilitation and new construction at the Presidio's Main Post..

**Planning Guidelines for West Crissy Field-** guidelines and other historic material included in an RFP offering the former airplane hangars at Crissy airfield.

**Doyle Drive Parkway Architectural Criteria-** guidelines written for the highway designers of the new highway facility and adjacent Presidio landscape.

**Letterman District Planning and Design Guidelines-** guidelines directing new construction at a 23-acre site in the former Letterman Hospital complex.

## Education

**Columbia University**, New York, New York

Masters of Science, Historic Preservation, May 2012

**University of California, Berkeley**, Berkeley, California

Bachelor of Arts, History, 2002

## Professional Experience

**2012-Present**

**Presidio Trust**

**San Francisco, CA**

*Post-Graduate Intern, Historic Compliance Coordinator, June 2012-Present*

- Conduct archival research and documentation for Section 106 compliance review and consultation, cultural landscape studies, building condition assessments, and NR nominations. Prepare key reference and administrative documents such as Physical History Reports (PHR) and DPR 523 forms.
- Provide interdepartmental coordination to evaluate the level of compliance required for maintenance/operations projects throughout Presidio Trust. Prepare and/or provide compliance support of Preservation Maintenance Plans (PMP) for single-occupant, long-term tenancies of historic buildings.
- Perform project support, coordination and analysis for large scale inter-agency projects including, Section 106 projects, the 2008 NHL Update, and the renewal of the Presidio Trust Programmatic Agreement.
- Assist with project oversight of the Presidio Parkway (a Public Private Partnership with CalTrans) cultural resource documentation, monitoring and protection of contributing resources associated with project construction.

**2011**

**Seri Worden, Historic Preservation Consultant**

**New York, NY**

*Summer Intern: Historic and Architectural Research Assistant*

- Researched and prepared findings for a National Register Nomination of the Manhattan's West End Presbyterian Church and Parish House.

**2007-2010**

**M. Taylor Historical Consulting**

**San Francisco, CA**

*Sole Proprietor/Architectural Historian, 2007-2010*

- Researched and analyzed potential historical architectural and cultural resources for property owners and developers within the Bay Area.
- Performed archival investigations and project site visits necessary for the completion of Historical Resource Evaluations as per local planning codes and CEQA.
- Prepared Certificates of Appropriateness Applications for local, state and national landmarks; presented conclusions and findings to the local Landmarks Preservation Board.

**2005-2010**

**SIA Consulting Corporation**

**San Francisco, CA**

Architectural and Structural Engineering Firm

*Project Coordinator/Staff Historian, 2005- 2010*

- Researched, compiled and authored a range of reports and applications including Historic Resource Evaluations, Environmental Impact Reports, Variance Applications, Conditional Use Applications, Certificate of Appropriateness Applications, etc. for various projects, particularly potential and confirmed historic resources within the Bay Area.

- Managed planning and submittal process for City Building and Planning Department applications and required documents for the approval of proposed alterations, demolitions and construction of properties throughout the Bay Area. Responsibilities included the preparation, verification and review of compliance documents, planning codes and the coordination of plan reviews with local fire, planning and building departments. Acted as liaison between Architect, Client and City Planners for historical, architectural or structural engineering projects.
- Presented architectural and historical findings to boards, committees, clients, and municipal representatives in a concise, thorough and professional manner.
- Assisted developer and property owner SST Investments (a subsidiary of SIA Consulting) with rehabilitation projects of residential and commercial properties in the Bay Area. Tasks included liaison for subcontractors, potential tenants, general contractor and project manager. Tracked project development from plan development through construction and completion.

## Other Relevant Experience

### **DOCOMOMO\_US: New York/Tri-State Chapter**

*Volunteer: Research Assistant for Mid-town Manhattan survey, October 2011-2012*

### **Cloisters Museum and Gardens, Metropolitan Museum of New York**

*Volunteer: Research Assistant/Drafter, June 2011-May 2012*

### **San Francisco Architectural Heritage**

*Volunteer: Docent, 2007-2010*

## Skills

- Extensive knowledge and experience with preservation guidelines and legislation including CEQA and NHPA
- Design software program proficiency with Adobe Creative Suite, AutoCAD (Autodesk) and GIS (Arc GIS)

## Awards

- Recipient of the 2011 Dorothy Miner Memorial Travel Fellowship for graduate thesis research
- Recipient of 2011 Kinne Grant for graduate thesis research

## Published Works

- *A Commuter's Cathedral: An Analysis of Pier Luigi Nervi's George Washington Bridge Bus Station; Master's Thesis, (May 2012)*
- "Engineering Form: Nervi in New York" *DOCOMOMO\_US: New York/Tri-State News*, No. 1, 2012.
- "Luigi Nervi George Washington Bridge Bus Station" *DOCOMOMO\_US, November 2011-E NEWS Brief* (2011)
- Orange County Government Center, Goshen NY: *DOCOMOMO\_US Register Building Fiche* (2011)

# ROBERT GARLAND THOMSON

## PROFESSIONAL EXPERIENCE

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**2006-Pres**                      **The Presidio Trust**    **San Francisco, CA**

*Historic Compliance Coordinator, Senior Preservation Specialist, Deputy Federal Preservation Officer*

- Responsible for managing NHPA compliance program for all preservation and planning projects at the Presidio of San Francisco National Historic Landmark District, a component of the GGNRA.
- Provide in-field consultation and project assistance on building rehabilitation projects, Federal tax incentive reviews, NR evaluations, Section 106 compliance review & consultation, cultural landscape studies and building conditions assessments for the 400+ structure NHL.

**2005-2006**                      **Getty Conservation Institute**    **Los Angeles, CA**

*Post-Graduate Intern, Education Department*

- Selected to participate in a one-year, post-graduate internship program.
- Co-managed design, implementation of internal evaluation initiative to monitor GCI's training courses.
- Assisted in development of mid-career training program for preservation professionals in Southeast Asia, with research and project planning fieldwork at Angkor Wat Archaeological Park, Cambodia.
- Organized and delivered paper for the First Annual Getty Graduate Intern Symposium, March 2006.

**2004**                                      **San Francisco Dept. of City Planning**    **San Francisco, CA**

*Summer Intern*

- Participated in city initiative to survey, document and research historic buildings in the Mission district of San Francisco. Attended staff and Preservation Advisory Board meetings, conducted research using city and departmental resources, contributed to in-field survey and documentation of buildings.

**1996-1999**                      **Archaeological Field Projects**    **Various Sites**

*Field Supervisor, Field School Instructor, Research Assistant*

- Participated in preliminary excavations conducted at Emeryville Shellmound site as part of a crew working for Oakland-based CRM company (ArcheoTec).
- Field supervisor for a two-month project to survey, excavate, document ruins of Swahili trading center on Pemba, Tanzania, East Africa; responsibilities included crew management, field lab work, large-scale STP survey execution.
- Instructed 15 adults in excavation and documentation of slave quarters site at Thomas Jefferson's Poplar Forest historic home in Forest, Virginia as member of summer field school staff; conducted seminars in survey techniques, lab work assistance.
- Independent study project focusing on a comprehensive archaeological survey of Thomas Jefferson's Monticello house site in Charlottesville, Virginia, including work with surveying equipment, artifact assemblage analysis, primary documentation research, database management.
- Conducted archaeological survey, including mapping, artifact analysis, lab work, and documentation research on an 18th century colonial house known as the Dickenson Site, located in Virginia's Piedmont region.

## EDUCATION

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**2005**                      **Columbia University**    **New York, NY**

*M.S. Historic Preservation, Preservation Planning concentration*

- Founding student editor of *Future Anterior*, Columbia's journal for preservation theory and criticism.
- Elected to the Graduate School of Architecture, Planning and Preservation Program Council.
- Research assistant for "Time Honored: A Global View of Architectural Conservation" by John Stubbs, published in January 2009.
- Participated in and helped organize the "Mostar 2004" international workshop, focused on the restoration of historic structures in post-conflict environment in Mostar, Bosnia & Herzegovina.
- Thesis title: "Modeling Mostar: Evaluating the Mostar 2004 Program in the Context of Present & Future Trends in Historic Preservation Education".

**1997**                      **University of Virginia**    **Charlottesville, VA**

*B.A. Archaeology*

- Madison House Volunteer Center Program Director, leading two student trips to Casa Grande, AZ.
- Selected to the Jefferson Literary and Debating Society, the oldest debating club at UVA.
- Honors thesis title: "Archaeological Field Survey Techniques and Practice at Monticello".

## AWARDS

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- Awarded Questers Scholarship, a two-year, merit-based grant given yearly to one Columbia student.
- 2004 Samuel H. Kress Foundation fellowship recipient for research in Mostar, Bosnia & Herzegovina.
- Awarded 2005 William Kinne Fellows Memorial Prize for post-graduate study in India and Sri Lanka.
- Recipient of 2004 Kinne Grant for study of historic architectural sites in China and Japan.
- Dean's List & University of Virginia Anthropology Department Distinguished Majors Program.
- Awarded California Preservation Foundation Student Grant to attend 2005 conference in Riverside, CA.

## PUBLICATIONS

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- "Authenticity and the Post-Conflict Reconstruction of Historic Sites." CRM: The Journal of Heritage Stewardship 5.1 (Winter 2008).
- "On-Site Conservation Training in Cambodia: A Critical Survey of Activities at Angkor." Built Environment 33.3 (2007).
- "Looking East: What will the West learn from historic preservation tactics in Asia's rapidly growing cities?" The Next American City 12 (Fall 2006).
- "Preservation in Search of the Historic." Future Anterior 1.2 (Winter 2005).
- "Taking Steps Toward a New Dialogue." Future Anterior 1.1 (Spring 2004).

## LECTURES & ADDITIONAL TRAINING

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- Guest lecturer: UC Berkeley, Dept. of City and Regional Planning course "Intro to HP in CA", Columbia University GSAPP program; Regular guest lecturer: UC Davis landscape architecture department.
- Selected to present paper at the 2006 Historic Preservation Forum, Goucher College, Baltimore, MD.
- Completed undergraduate coursework in architectural drafting (2003); Professional work completed in Photoshop, AutoCad 2002, GIS mapping programs.
- Completed CA Preservation Foundation workshops: Historic Building Surveys (2006) and CEQA (2005).
- Completed Advisory Council on Historic Preservation "Section 106 Essentials" and "Advanced Section 106 Seminar" training courses (2006, 2008).
- Program Committee Chair for the US/ICOMOS 10<sup>th</sup> International Symposium (2006-07); Program Committee member for the CA Preservation Foundation annual conference (2010, 2011).

# Robert A. Wallace, Architect

The Clocktower \* 461 Second Street, #222 \* San Francisco, CA \* 94107  
Telephone: 415 - 957 - 0441 \* Email: [presidiosf@comcast.net](mailto:presidiosf@comcast.net)

## SUMMARY

- \* Registered Architect (NY) with 30 years professional experience in architectural planning and design, project/budget management, A/E management, design team supervision and construction administration.
- \* Experience with a wide range of large and small-scale, public and private sector projects involving the rehabilitation, repair and preservation of historic buildings and sites and new construction in historic districts. (primarily in San Francisco, New York, Chicago, Seattle).
- \* Expertise with technically complicated projects involving seismic strengthening, systems integration, ADA and code compliance, rehabilitation tax credits, LEED certification, and public or landmark review processes.

## **The Presidio Trust – Planning, Projects and Programs** **Associate Director of Design / Senior Project Manager**

## EXPERIENCE

Presidio of San Francisco, California. *Jan 1999 to present*  
A National Park and National Historic Landmark District.  
[www.presidio.gov](http://www.presidio.gov)

### SELECTED RECENT PROJECTS

#### **Montgomery Street Barracks – Buildings 101 and 103, Presidio.**

*Rehabilitation and conversion of two 1895 barracks to multi-tenant office use.*

Design manager for Trust developed project and responsible for A/E team selection and project design management, review and construction coordination for two adjacent 42,000 sf historic structures. Successful \$24M project and recipient of 2012 California Preservation Foundation design award for historic rehabilitation and use of performance engineering and innovative fiber technology for seismic strengthening. Pending LEED Gold certification.

#### **Pershing Hall - The Inn at the Presidio, Presidio.**

*Rehabilitation and conversion of 1903 Bachelor Officers' Quarters to guest lodging.*

Design manager for Trust developed project and responsible for A/E/Interiors team selection and project design management, review and construction coordination for 22 room inn for park visitors. Resolved complicated access and egress requirements and seismic, acoustic and new building systems challenges. LEED Gold certification. [www.innatthepresidio.com](http://www.innatthepresidio.com)  
<http://www.youtube.com/watch?v=igybyLgmndo>

#### **Residential Neighborhoods Rehabilitation, Presidio.**

*Rehabilitation of over 65 historic Officers' houses(1866-1932) in various neighborhoods. (Wyman Ave., Pilots Row, Kobbe Ave., Funston Ave., Storey Ave., Infantry Terrace)*

Design manager responsible for all A/E selection, design project management and review for Trust's residential leasing program. Involving complete residential rehabilitation: structural, plumbing and electrical, telecom, kitchens and baths, exterior envelope, site and utilities infrastructure.

#### **Andy Goldsworthy "Spire" Art Installation, Inspiration Point, Presidio.**

*Large scale commissioned art installation.*

Served as Trust technical liaison with artist and engineers to facilitate the complex installation, engineering, design review and permitting process and

long-term maintenance agreement. Acted as the Trust's field representative during foundation construction and spire installation.

**Bay School Rehabilitation - Building 35, Presidio.**

*Rehabilitation of 1915 barracks and conversion to independent high school.*

Owner's representative from inception through construction for the \$17M tenant rehabilitation of a large historic barracks and conversion to 400 student independent high school. Recipient of California AIA Design Award.

**National Park Service - Presidio Project Office**

**Project Manager / Historic Architect**

*Mar 1992 to Jan 1999*

Presidio of San Francisco, California.

A National Park and National Historic Landmark District

**SELECTED PROJECTS**

**Thoreau Center for Sustainability, Presidio of San Francisco.**

*Rehabilitation and conversion of historic hospital complex into new offices.*

NPS project manager responsible for all design review, approvals and coordination with developer, tenant and tenant design team for the complete rehabilitation of 12 adjacent historic structures in compliance with the criteria for green building design and for the Rehabilitation Tax Credits for historic preservation. National Trust for Historic Preservation Award recipient.

**Rehabilitation of Building 135, Golden Gate Club, Presidio of San Francisco.**

*Conversion of historic social hall into meeting facility.*

Project manager of the A/E consultants contract for all design and documentation efforts required for the rehabilitation of a 24,000 sf enlisted men's club and convert to a new public assembly, reception and conferencing facility with catering kitchen.

**Presidio Rehabilitation Guidelines, Presidio of San Francisco.**

*Published document to guide the tenant rehabilitation of Presidio buildings.*

Managed combined efforts of NPS staff and A/E consultants in the research, writing and production of Rehabilitating Buildings at the Presidio of San Francisco. Recipient of California Preservation Foundation Design Award. Guided formulation of agency position on applicable building code guidelines, policies and permit review procedures for future NPS and tenant initiated rehabilitation projects at the Presidio.

**Building Condition Assessment program, Presidio of San Francisco.**

*Presidio building condition assessment database and tenant guidelines.*

Managed large A/E contract to survey and document the condition of over 200 individual and prototypical Presidio structures to create database and building condition reports to aid prospective tenants and the NPS leasing effort.

**Hardy Holzman Pfeiffer Associates, Architects and Planners**

**Project Architect / Project Manager**

*Aug 1989 to Dec 1991*

New York, New York.

**SELECTED PROJECTS**

**Hawaii Theatre, Honolulu, Hawaii.**

*Rehabilitation, Addition and Restoration of historic 1400 seat theatre.*

Project Architect for building design and integration of complex new systems in historic theater structure. Coordinated work of specialized theatrical consultants. Led production team on construction documents for theater rehabilitation and restoration phase.

**Bryant Park Restaurant and Kiosks, New York, New York.**

*New restaurant pavilions in restored Midtown park.*

Project Architect for new construction of 5,250 SF restaurant pavilion structure and park kiosks as part of Bryant Park Restoration Plan. Assumed full project responsibility at construction documentation phase.

**The Plaza Hotel, New York, New York.**

*Proposed alterations and addition to major landmark hotel facing Central Park.*

Project Architect for exterior restoration and rehabilitation program including a 20,000 SF penthouse addition. Prepared and presented numerous well received design proposals to client and landmark regulatory organizations.

**New York Botanical Gardens, Bronx, New York.**

*Temporary site improvements with architectural and graphic elements.*

Designer and overall coordinator of the collection of seasonal structures, graphic elements and an outdoor cafe as part of a comprehensive Garden improvement plan. Managed all aspects of project and helped present proposals to the NYBG executive director and Board members.

**Beyer Blinder Belle, Architects and Planners**

**Project Architect / Project Manager**

*Sept 1985 to Aug 1989*

New York, New York.

**SELECTED PROJECTS**

**Merchandise Mart Renovation, Chicago, Illinois.**

*New 250,000 SF retail center and entrance and lobby restoration in landmark building.*

Represented office with Partner and was instrumental in selection of firm, was design team leader from initial proposal through design development, made design presentations to developer and owner, participated in project budget analysis and coordinated work of Associate Architects.

**Strawberry Square, Harrisburg, Pennsylvania.**

*Complex renovation of historic block to create new mixed use enclosed arcade.*

Assumed project at schematic design phase, made all presentations to client and State historic agencies, led design and production team, coordinated all consultants work, produced design guidelines manual and remained primary representative during construction. A Rehabilitation Tax Credit project.

**Brooklyn Army Terminal, Brooklyn, New York.**

*Rehabilitation and conversion of 2 million SF historic army warehouse facility to new office and light industrial center.*

Acted as lead project Architect during entire first phase from Master Planning through construction documents, coordinated all consultants work and served as construction administrator. Drafted fee proposal, participated in contract negotiations for second phase. Assumed full project manager responsibilities including all consultant contract negotiations, budget and staffing projections contract administration and presentations to public and municipal organizations. New York State Preservation Award recipient.

**Wyatt Stapper Architects**

**Project Architect**

*Aug 1983 to July 1985*

Seattle, Washington.

**Ibsen Nelsen & Associates**  
**Architectural Intern / Designer**  
Seattle, Washington.

*Apr 1978 to Sept 1981*

**EDUCATION**

**Master of Architecture, 1983**

University of Washington, Seattle.

Medal of Honor for Outstanding Master's Thesis.

A.I.A. Certificate of Merit for academic scholarship.

Graduate Teaching Assistant

Member Tau Sigma Delta honorary fraternity.

**Architecture in Rome Scholarship, 1981**

6 Month Graduate Foreign Study Program in Rome and Civita di Bagnoregio, Italy.

**Bachelor of Arts in Environmental Design, 1977**

University of Washington, Seattle



# CHRISTINA L. WALLACE

## SENIOR ARCHITECTURAL CONSERVATOR

### EDUCATION

- ICOMOS/ICCROM INTERNATIONAL COURSE ON WOOD CONSERVATION TECHNOLOGY** 1990  
The Norwegian Institute of Technology  
Trondheim, Norway
- MASTER OF SCIENCE IN HISTORIC PRESERVATION, CONSERVATION SECTOR** 1987  
Graduate School of Architecture, Planning and Preservation  
Columbia University in the City of New York  
New York, New York
- BACHELOR OF ARTS IN ARCHITECTURE, *cum laude*** 1985  
Minor: Architectural History  
College of Architecture and Urban Planning  
University of Washington, Seattle, Washington
- ARCHITECTURE IN ROME** 1981  
University of Washington, Seattle, Washington  
Six-month foreign study program in Rome, Italy

### EMPLOYMENT HISTORY

**THE PRESIDIO TRUST (San Francisco, CA) 7/2006 to present**

Preservation Project Manager providing technical preservation direction to PresidioTrust projects, in-house construction staff, tenants and architects on tax incentive, architectural conservation and preservation projects. Selected projects: Rehabilitation of Building 50- The Officers' Club, Planet Granite (Bldg. 924), La Petit Baleen (Bldg. 933), Archaeology Lab (Bldgs. 44 to 49), Stewardship & Sustainability Center, Walt Disney Family Foundation Museum (Bldg. 104) and Fort Scott Stabilization.

**ARCHITECTURAL RESOURCES GROUP (San Francisco, CA) 10/03 to 6/06**

Senior Architectural Conservator employed with architecture and conservation firm specializing in historic preservation. Selected projects: Jefferson County Courthouse, Pasadena City Hall, Contemporary Jewish Museum.

**CHRISTINA L. WALLACE, ARCHITECTURAL CONSERVATOR *Private practice- 6/99 to 7/06***

Selected projects: San Francisco City Hall, Conservatory of Flowers in Golden Gate Park, Ford Assembly Plant, San Francisco Unified School District, Baker Hamilton Building, 1625 Clay Street, Oakland, CA.

**TURNER CONSTRUCTION COMPANY (San Francisco, CA) 3/95 to 6/99**

Superintendent on large scale rehabilitation projects. Selected projects: Hearst Memorial Mining Building, Berkeley, CA, Seismic Upgrade and Earthquake Damage Repair of San Francisco City Hall.

**CAREY & COMPANY, INC., ARCHITECTS (San Francisco, CA) 1/92 to 3/95**

Selected projects: San Francisco City Hall, War Memorial Opera House, Spreckels Temple of Music, Dunsmuir House, Oakland City Hall, Mills Hall at Mills College, Santa Clara County Courthouse and the Palace of Fine Arts.

**JAN HIRD POKORNY ARCHITECTS AND PLANNERS (New York, NY) 2/89 to 1/92**

Selected projects: Titanic Memorial Lighthouse, Old Merchant's House, Erie-Lackawanna Ferry and Rail Terminal, The Century Club, Sailors' Snug Harbor, The Morris-Jumel Mansion and the Church of the Incarnation.

**CENTRAL PARK CONSERVANCY (Central Park, New York, NY) 12/87 to 2/89**

Architectural Conservator responsible for restoration of the ornate sandstone and cast iron bridges in Central Park.

**CENTER FOR PRESERVATION RESEARCH (Columbia University, New York, NY) 6/86 to 9/86**

Internship: Trinity Church Restoration Project on Wall Street. Survey of highly deteriorated conditions on 1870's sandstone church.

## **HONORS, AFFILIATIONS, ACCREDITATIONS**

USGBC LEED BD + C Accredited Professional	2007
Women Construction Owners and Executives USA, California Chapter Outstanding Women in Construction Award	1997
Turner Construction Company Staff Award for Outstanding Contribution on San Francisco City Hall Seismic Upgrade and Earthquake Damage Repair Project	1995
Undergraduate Honors, College of Architecture and Urban Planning University of Washington, Seattle, Washington	1982-1985
Member of Association for Preservation Technology International (APTI)	
Member of American Institute for Conservation of Historic and Artistic Works (AIC)	

*Christina Wallace meets the Secretary of the Interior's Historic Preservation Professional Qualification Standards in Conservation*

# Appendix B



# PRESIDIO TRUST PROJECT SCREENING FORM

Filing of Project Screening form is in compliance with Section 1010.1(a) of the Presidio Trust's Regulations implementing the National Environmental Policy Act and Section VIII of the Programmatic Agreement among the Presidio Trust, National Park Service, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer regarding the Presidio Trust Management Plan and various operation and maintenance activities for Area "B" of the Presidio of San Francisco, Golden Gate National Recreation Area, and pursuant to Section 106 of the National Historic Preservation Act of 1966, as Amended.

*(To be completed by N<sup>2</sup> Division only)*

**Submittal Date**

**Project No.**

NHPA /  NEPA

## PART I

### A. GENERAL INFORMATION

<b>Project Title:</b>			
<b>Project Location / Site:</b>			
<b>Planning Area:</b>			
<b>Major / Minor Work Order</b>			
<b>Proposed Start</b>		<b>Proposed Completion</b>	
<b>Project Manager / Title</b>			
<b>Trust Department</b>			
<b>Phone Number</b>		<b>Fax Number</b>	

### B. PURPOSE AND NEED

*Describe below the reason for proposing the project at this time and what the project hopes to accomplish.*

---

### C. WORK PLAN SPECIFICS

*Describe below how the project would be implemented. Be as specific as possible about dates and methods. The form must include a project location map and the following attachments as needed: site plans, design and/or construction drawings, photographs, cut sheets, other graphics.*

---

### D. PROJECT COORDINATION

**If implemented, would the project:**

<b>1.</b>	Require a Building Permit and/or an Excavation Clearance?	
<b>2.</b>	Require outside review/consultation? e.g. California Environmental Quality Act (CEQA), Regional Water Quality Control Board (RWQCB), US Fish and Wildlife Service (USFWS), or Native American tribes.	
<b>3.</b>	Be within Area A or have the potential to affect Area A lands, and require National Park Service NEPA or 5X Review?	
<b>4.</b>	Disturb soil in the drip line of a building? If so, has the remediation program for lead-based paint soil been initiated?	
<b>5.</b>	Would this project generate controversy or questions from the public, and hence require public outreach and education? Does it require notice in the Presidio Post? <i>if "Yes", explain here:</i>	
<b>6.</b>	Be within an environmental land use control zone? <i>If unknown, consult the Environmental Protection Specialist at 561-2756</i>	

# PRESIDIO TRUST PROJECT SCREENING FORM

**If implemented, would the project:**

<b>7.</b>	Have design components (such as aesthetic/visual features, architectural/interior design elements, designed landscape components or special maintenance/sustainability considerations) that do not give rise to potential environmental effects, but may require additional review? <i>If unknown, consult the Design Review Committee Coordinator at 561-5367</i>	
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**E. ALTERNATIVES CONSIDERED**

*Describe below all alternatives considered including timing, cost, potential environmental effects, and/or logistical issues that influenced the rejection of each alternative. **“No Action” should always be one alternative considered.** Proposals that do not document alternatives considered will be returned to the Project Manager for further information*

**F. CONSULTATION**

*Early consultation with the N<sup>2</sup> and resource staff will expedite the review process. Describe below communication with Trust resource specialists or input from outside agencies or experts. Any potential environmental impacts identified must be discussed with the relevant staff specialist.*

**PART II**

*“Yes” answers must be accompanied by an **explanation of how the potential impact will be avoided.** Justify “No” answers with an explanation when needed.*

**If implemented, could the project:**

<b>1.</b>	Affect a known historic property, an archeologically sensitive area, cultural landscape or other National Historic Landmark District contributing feature? .....  <i>If unknown, consult the Historic Compliance Coordinator</i>  Explain:	
<b>2.</b>	Destroy, remove or replace historic fabric? .....  Explain:	
<b>3.</b>	Introduce, reintroduce or remove non-historic elements (physical, visible, audible, and atmospheric) of a historic structure or environment? .....  Explain:	
<b>4.</b>	Cause deterioration of historic fabric, terrain or setting? .....  Explain:	
<b>5.</b>	Substantially alter any ground cover or vegetation and/or diminish habitat? Affect an endangered, rare or threatened species? .....	

## PRESIDIO TRUST PROJECT SCREENING FORM

*Explain:*

<b>17.</b>	Substantially increase the amount of energy or water used? Use sustainable materials and/or appliances designated in the Presidio Green Building Guidelines?.....	
<i>Explain:</i>		
<b>18.</b>	Substantially increase the amount of waste generated? .....	
<i>Explain:</i>		
<b>19.</b>	Increase light or glare?.....	
<i>Explain:</i>		
<b>20.</b>	Block an existing view, be visually intrusive or contribute to a degraded visual condition?.....	
<i>Explain:</i>		
<b>21.</b>	Maintain or create a public or employee safety or health hazard?.....	
<i>Explain:</i>		
<b>22.</b>	Create or contribute to a fire hazard or increase the demands for fire department services? Increase demand for police services or create an attractive nuisance?.....	
<i>Explain:</i>		

**Comments, Questions and Suggestions:**

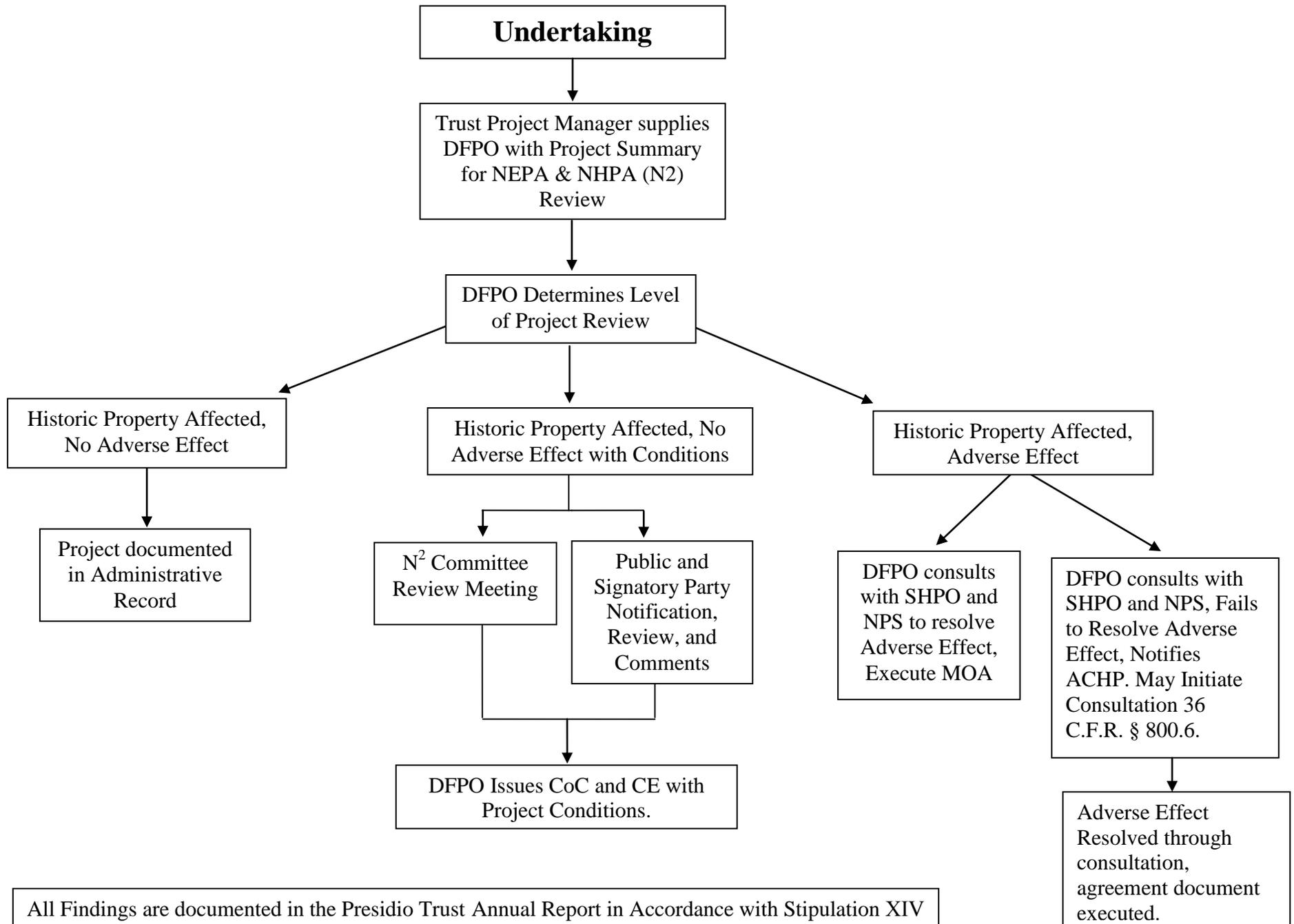
Did you find this new format user-friendly?.....  Yes       No  
 Why?

## PRESIDIO TRUST PROJECT SCREENING FORM

	<i>Explain:</i>	
<b>6.</b>	Attract animal or insect pests? .....	
	<i>Explain:</i>	
<b>7.</b>	Inhibit surface water drainage, alter the landscape topography, lead to increased runoff or erosion or compromise slope stability? .....	
	<i>Explain:</i>	
<b>8.</b>	Involve handling and/or storage of hazardous substances? .....	
	<i>Explain:</i>	
<b>9.</b>	Degrade surface or ground water quality? Substantially alter the type of wastewater generated to the sanitary sewer system or storm drainage? .....	
	<i>Explain:</i>	
<b>10.</b>	Affect wetland, riparian or coastal habitat? .....	
	<i>Explain:</i>	
<b>11.</b>	Be inconsistent with existing or formally proposed land use plans or policies (i.e. the Presidio Trust Management Plan and Mitigation Monitoring Enforcement Program, Vegetation Management Plan etc.)? ..... <i>If unknown, consult the Environmental Protection Specialist</i>	
	<i>Explain:</i>	
<b>12.</b>	Impact current or planned visitor services? Alter current visitor access (parking, trails, roads, etc.)? .....	
	<i>Explain:</i>	
<b>13.</b>	Greatly increase the demand for parking? .....	
	<i>Explain:</i>	
<b>14.</b>	Substantially increase traffic congestion, traffic volume, or adversely affect traffic safety for vehicles, pedestrians and bicyclists?.....	
	<i>Explain:</i>	
<b>15.</b>	Substantially increase vehicle emissions or emissions of other air pollutants? Generate nuisance dust or odors? .....	
	<i>Explain:</i>	
<b>16.</b>	Perceptibly increase the background noise levels or expose people to loud noise? .....	

# Appendix C

# The Presidio Trust N<sup>2</sup> Process



# Appendix D



50 ongoing; and regardless of eligibility or contributing status of those resources the Trust does not propose  
51 to change the Main Post Update to the PTMP projects associated with those resources; and  
52

53 **WHEREAS**, the Trust has consulted with the National Park Service’s PWRO and the GGNRA regarding  
54 the effects of the undertaking on historic properties and has invited them to sign this Programmatic  
55 Agreement (Agreement) as an invited signatory; and  
56

57 **WHEREAS**, in accordance with 36 CFR § 800.6(a)(1) and Stipulation X of the PTPA, the Trust has  
58 notified the ACHP of its adverse effect determination providing the specified documentation, and the  
59 ACHP has chosen to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and  
60

61 **WHEREAS**, pursuant to 36 CFR § 800.2 (c)(5) the National Trust for Historic Preservation, Presidio  
62 Historical Association, San Francisco Architectural Heritage, Descendents of the de Anza and Portola  
63 Expedition, Sierra Club, National Parks Conservation Association, Barbara Voss (archaeologist), People  
64 for a Golden Gate National Recreation Area, Cow Hollow Association, Neighborhood Association for  
65 Planning at the Presidio, Laurel Heights Improvement Association, Marina Community Association, San  
66 Francisco Film Society, Interfaith Center at the Presidio, Contemporary Art Museum at the Presidio, and  
67 Larkspur Hotels and Restaurants have participated in the consultation, and have been invited to be  
68 concurring parties to this Agreement; and  
69

70 **WHEREAS**, the Trust consulted with representatives of Native American groups identified by the  
71 California Native American Heritage Commission as having knowledge of cultural resources in the  
72 project area and San Francisco County, and has incorporated comments from that consultation into this  
73 Agreement; and  
74

75 **WHEREAS**, the Trust documented the findings of effect in a document called *Finding of Effect for the*  
76 *Main Post Update* (Appendix B), which was released in July 2009; and  
77

78 **WHEREAS**, the ACHP requested a report from the Director of the NPS under Section 213 of the  
79 National Historic Preservation Act (NHPA) [16 U.S.C. § 470u] detailing the significance of the NHLD,  
80 describing the effects of the Undertaking on the NHLD, and recommending measures to avoid, minimize,  
81 or mitigate adverse effects, in August 2008; and  
82

83 **WHEREAS**, the National Park Service’s PWRO submitted its completed Section 213 report to the  
84 ACHP in April 2009 (available on the Trust website at  
85 <http://www.presidio.gov/trust/projects/mp/mpdocs.htm>) which concurred with the Trust’s finding of  
86 adverse effect, and informed the consultation; and  
87

88 **WHEREAS**, the Art Museum proposal included in the February 2009 MPU was withdrawn in July 2009;  
89 and  
90

91 **WHEREAS**, the Trust, through the consultation process and in compliance with the NHPA, including  
92 Sections 106 and 110(f), has modified the Undertaking to avoid, minimize or mitigate the adverse effects  
93 identified in the *Finding of Effect for the Main Post Update*, and described this modified Undertaking in a  
94 *Final Main Post Update* (August 2010); and  
95

96 **WHEREAS**, the Trust has proposed the removal or relocation of Buildings 40 and 41 as part of the El  
97 Presidio: The Birthplace of San Francisco project; and  
98

99 **WHEREAS** the Trust is conducting a parallel review process in accordance with the National  
100 Environmental Policy Act (NEPA) for the development of a Supplemental Environmental Impact

101 Statement, which has included the solicitation of public input on the potential impacts of the Undertaking  
102 on historic properties; and

103

104 **WHEREAS**, all projects located in the Main Post that are not described in the following stipulations will  
105 be reviewed according to Stipulation VII of the Presidio Trust Programmatic Agreement (PTPA); and

106

107 **NOW, THEREFORE**, the Trust, ACHP, SHPO, and NPS agree that the Undertaking will be  
108 implemented in accordance with the following stipulations in order to take into account the effect of the  
109 Undertaking on historic properties.

110

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145

146 The Trust shall ensure that following measures are carried out:  
147

148 **I. ROLES AND RESPONSIBILITIES**

149 A. The Presidio Trust, the SHPO, and the NPS will review and comment on draft designs  
150 submitted in accordance with Stipulation II(C) and draft and/or comment on documents  
151 submitted in accordance with Stipulation II(B), (D) and (E), may raise and resolve  
152 objections according to Stipulation V(A) and may amend or terminate this agreement  
153 according to Stipulation VI. The NPS, as an invited signatory, will have the same roles  
154 and responsibilities as the other signatory parties. The Trust will be responsible for  
155 organizing public meetings, distributing materials for review during the design  
156 development process, and reporting in accordance with Stipulations II(C) and IV(A).

157 B. The ACHP may raise objections according to Stipulation V(A) and resolve objections  
158 according to Stipulation V(B) and may amend or terminate this agreement according to  
159 Stipulation VI. The ACHP will not participate in design reviews described under  
160 Stipulation II(C).

161 C. Concurring parties may review and comment on draft designs and treatment plans  
162 submitted pursuant to Stipulation II(C) and may raise objections according to Stipulation  
163 V(B). Consulting parties that do not concur with the PA-MPU will have the same  
164 participation opportunities as the public.

165 D. The public may participate and comment in public meetings according to Stipulation II(C).

166 **II. TREATMENT OF HISTORIC PROPERTIES**

167 **A. Summary of Treatment Measures and Limits of New Construction**

168 For components of the Undertaking determined to result in adverse effects to historic  
169 properties and to the cultural landscape as documented in the final Finding of Effect for  
170 the Main Post Update (Appendix B), measures to avoid, minimize and mitigate the  
171 adverse effects of the Undertaking are described below. References below to the  
172 “Secretary’s Standards” refer to the Secretary’s Standards for the Treatment of Historic  
173 Properties: Standards for Preservation, Rehabilitation, Restoration and Reconstruction  
174 (NPS, 1995 and updates); the Secretary’s Standards for Treatment of Cultural Landscapes  
175 (NPS, 1996 and updates); and/or the Secretary’s Standards and Guidelines for  
176 Archaeology and Historic Preservation (NPS, 1983 and updates). It would not be  
177 uncommon for multiple standards to apply to a single component of the Undertaking.

178 **1. Project-Specific Treatments**

179 **a. El Presidio: The Birthplace of San Francisco**

180 The archaeological program at El Presidio may only proceed as follows:

181 i. Standards and guidelines to direct archaeological efforts at El Presidio will be  
182 developed and will apply to all work undertaken at the site, including work by  
183 professional and academic partners of the Trust; terms and details for these  
184 standards and guidelines to direct archaeological methods at El Presidio are set  
185 forth in Stipulation II(H).

186 ii. Treatment recommendations will be developed for the phased implementation  
187 of an interpretive landscape at El Presidio, including:

188 1. Reduction of parking from 252 daily stalls to 75 daily stalls, and;

189 2. Measures to periodically close Moraga Avenue, Mesa and Graham  
190 Streets using removable bollards for ongoing excavation and special  
191 events, and;

192 3. Representations of the dimensions and layout of the colonial  
193 settlement, and measures to rehabilitate the character-defining features of  
194 the *plaza de armas*.

195 Review of schematic designs for above will be conducted according to terms set  
196 forth in Stipulation II(C).

197 iii. Prior to implementing a course of action involving NHL-contributing  
198 Buildings 40 or 41 the Trust will consult with signatory and concurring parties  
199 according to terms set forth in Stipulation II(C)(2).

200 **b. Archaeology Lab and Curation Facilities**

201 Rehabilitation, new construction, and demolition associated with the  
202 Archaeology Lab and Curation Facility may only proceed as follows:

203 i. NHL-contributing Building 46 will be demolished. Prior to demolition,  
204 Building 46 will be fully documented according to the Historic American  
205 Buildings Survey (HABS) according to terms set forth in Stipulation II(D).

206 ii. A connecting structure not to exceed 500 square feet (sq/ft) will be constructed  
207 between Buildings 47 and 48, with a height not to exceed the roof ridge of  
208 Buildings 47 and 48; new construction will follow conceptual plans attached as  
209 Appendix C; review of rehabilitation and new construction for Buildings 47, 48,  
210 and the new connector will be conducted according to terms set forth in  
211 Stipulation II(C), and will follow conceptual plans attached as Appendix C.

212 iii. The Trust and NPS-GGNRA will cooperatively draft an agreement on the  
213 management of archaeological collections recovered from the Presidio NHLD  
214 within six (6) months of executing this agreement.

215 **c. Presidio Lodge**

216 Rehabilitation and new construction associated with the Presidio Lodge may only  
217 proceed as follows:

218 i. Non-NHL contributing Building 34 will be demolished.

219 ii. Total new construction for lodging use on the site bound by Lincoln  
220 Boulevard, Sheridan Avenue, Graham and Anza Streets will not exceed 70,000  
221 sq/ft (reference conceptual site plan attached as Appendix D).

222 iii. New construction will be roughly based on the historic barracks layout that  
223 was present between Anza and Graham Streets (ca. 1860-1945), with heights not  
224 to exceed 30'; the southern edge of new construction will be set back no less than  
225 150' from Building 95 (reference conceptual site plan attached as Appendix D).

226 iv. Designs for foundations, utility connections and underground parking using  
227 the basement of Building 34 will take into account the presence of subsurface  
228 archaeological features, and the Trust will seek solutions through the review  
229 process to avoid adverse effects associated with excavation.

230 v. Buildings 86 and 87 may be adaptively reused for lodging according to  
231 treatment recommendations in an HSR, developed according to terms set forth in  
232 Stipulation II(E) and the Secretary's Standards.

233 vi. Prior to completion of schematic designs for the Presidio Lodge, an  
234 Archaeological Management Assessment (AMA) will be prepared (reference  
235 Stipulation II(G)). If the AMA anticipates an adverse effect to archaeological  
236 features, the Trust will draft a proposed Treatment Plan according to terms set  
237 forth in Stipulation II(G)2.

238 vii. Reviews of rehabilitation and new construction will be conducted according  
239 to terms set forth in Stipulation II(C) and will follow conceptual plans attached as  
240 Appendix D.

241 **d. Presidio Theatre**

242 Rehabilitation and new construction associated with the Presidio Theatre  
243 (Building 99) may only proceed as follows:

244 i. The *Finding of Effect for the Main Post Update* acknowledges that construction  
245 of an 18,000 sq/ft addition would have an adverse effect on the Theatre. In order  
246 to minimize that effect, Building 99 and its surrounding landscape will be  
247 rehabilitated and new construction designed according to the treatment  
248 recommendations in an HSR, developed according to terms set forth in  
249 Stipulation II(E). The HSR will presume an addition of 18,000 square feet.;

250 ii. The interior of Building 99 will be retained as a single auditorium.

251 iii. An addition not to exceed 18,000 sq/ft, including a transparent connector,  
252 may be located to the west of Building 99, with a height not to exceed the eave of  
253 Building 99.

254 iv. Designs for the addition will take into account the presence of subsurface  
255 archaeological features, and the Trust will seek solutions through the review  
256 process to avoid adverse effects associated with excavation.

257 v. Review of rehabilitation and new construction will be conducted according to  
258 terms set forth in Stipulation II(C) below, and will follow conceptual plans  
259 attached as Appendix E.

260 **e. Presidio Chapel**

261 Rehabilitation and new construction associated with the Presidio Chapel  
262 (Building 130) may only proceed as follows:

263 i. In order to minimize the effect of an addition, Building 130 and its surrounding  
264 landscape will be rehabilitated and new construction designed according to the  
265 treatment recommendations in an HSR, developed according to terms set forth in  
266 Stipulation II(E). The HSR will presume an addition of 4,000 square feet.

267 ii. An addition not to exceed 4,000 sq/ft may be located to the west of Building  
268 130, with a height not to exceed the sills of the west elevation windows; the  
269 addition will be perpendicular to the west wall of the sanctuary, allowing a large  
270 portion of the west wall to be visible.

271 iii. Designs for the addition will take into account the presence of subsurface  
272 archaeological features and the Trust will seek solutions through the review  
273 process to avoid adverse effects associated with excavation.

274 iv. Review of rehabilitation and new construction will be conducted according to  
275 terms set forth in Stipulation II(C), and will follow conceptual plans attached as  
276 Appendix F.

277 **f. Pedestrian Access & Parking Improvements**

278 Pedestrianization of specified roads and development of the following parking  
279 facilities in the Main Post may only proceed in accordance with the Secretary's  
280 Standards and as follows:

281 i. Traffic signals will not be installed at any location in the Main Post.

282 ii. Portions of Arguello Boulevard (between Moraga and Sheridan Avenues) and  
283 Sheridan Avenue (between Graham and Montgomery Streets) will be closed to  
284 vehicular traffic using removable bollards; historic widths and alignments of  
285 these NHL-contributing resources will be retained and roads will be resurfaced  
286 with a historically compatible paving material; reviews for treatment of historic  
287 roads will be conducted according to terms set forth in Stipulation II(C).

288 iii. In coordination with the SHPO, a determination of eligibility (DOE) to the  
289 National Register of Historic Places (NRHP) will be completed regarding  
290 Building 385 in accordance with Stipulation II(I), as associated with the Moraga  
291 Avenue parking lot, within three (3) months after the execution of the  
292 Agreement. If the building is found eligible to the NRHP the building will be  
293 documented in accordance with Stipulation II(D)(1).

294 iv. Parking lots at Taylor Road and Moraga Avenue will be developed to avoid  
295 adverse effects to Buildings 113, 118 and 386, according to conceptual plans  
296 attached as Appendix G; treatment of archaeological resources will follow terms  
297 set forth in Stipulation II(G).

298 v. The Main Post Bluff parking facility will be developed according to  
299 conceptual plans attached as Appendix G; an archaeological Identification Plan  
300 will be developed for the Main Post Bluff parking facility prior to completion of  
301 schematic designs. An AMA will be prepared based on any additional testing  
302 that may be required according to the Identification Plan. If the AMA anticipates  
303 an adverse effect to archaeological features, the Trust will draft a proposed  
304 Treatment Plan according to terms set forth in Stipulation II(G)2.

305 vi. Reviews for the design of the parking facility will be conducted according to  
306 terms set forth in Stipulation II(C).

## 307 **B. Development of Design Guidelines & Cultural Landscape Documentation**

### 308 **1. Cultural Landscape Report**

309 The Trust will organize, update and supplement existing cultural landscape documentation  
310 into a Cultural Landscape Report for the Main Post (CLR-MP) according to the format  
311 recommended by Chapter 7 (Management of Cultural Landscapes) of NPS 28: Cultural  
312 Resource Management Guideline within six (6) months of the execution of this agreement  
313 document. The CLR-MP will be developed according to the process described in  
314 Appendix K.

315 Focused cultural landscape and planning & design guidelines may be completed for the  
316 Chapel, Theater and Taylor Road Parking areas prior to the completion of the broader  
317 CLR-MP and Main Post Planning & Design Guidelines. These focused studies would  
318 receive the same level of review as the larger studies, as described in Appendix K.

### 319 **2. Main Post District-Wide Guidelines**

320 The Planning District Concepts and Guidelines for the Main Post District that are included  
321 in the 2002 PTMP (pp. 62-69) remain the overarching guidance under this Agreement.  
322 The Trust will also revise the February 2007 Main Post Planning & Design Guidelines  
323 (available on the Trust's website at [www.presidio.gov](http://www.presidio.gov)) according to the Final Main Post

324 Update within six (6) months of the execution of this agreement. The updated Main Post  
325 Planning & Design Guidelines will be appended to the CLR-MP, and developed according  
326 to the process described in Appendix K.

327 **3. Project-Specific Design Guidelines**

328 Project-specific design guidelines for the Presidio Lodge, Presidio Theatre and Presidio  
329 Chapel will be based on the CLR-MP, revised Main Post Planning and Design Guidelines,  
330 and treatment recommendations in the HSRs for the applicable buildings. These design  
331 guidelines shall be finalized as part of the HSR for each project, and shall constitute final  
332 design guidelines, to be considered in project design reviews as set forth in Appendix K.

333 **4. Coordination with Design of the Main Parade**

334 a. Guidelines will be included in the updated Main Post Planning and Design  
335 Guidelines to ensure compatibility between the Presidio Lodge design and the  
336 rehabilitated Main Parade.

337 b. Project specific design guidelines for the Presidio Lodge will incorporate  
338 directives from the Main Post Planning and Design Guidelines ensuring  
339 compatibility between the new Lodge construction and the adjacent Main  
340 Parade.

341 c. Prior to finalizing schematic designs for the eastern edge of the Main Parade  
342 (also known as the “Anza Esplanade”, reference Appendix H), the Trust will  
343 hold a public meeting on the proposed design for that feature.

344 d. Following the public meeting the Trust FPO or designee will distribute a 90%  
345 design development submittal to the signatory and concurring parties for  
346 review. The design submittal will be made available via the Trust website  
347 ([www.presidiotrust.gov](http://www.presidiotrust.gov)), in hard copy in the Trust’s Library, or in hard copy  
348 mailed upon request.

349 e. Written comments from the signatory parties on these design submissions  
350 received by the Trust within twenty-one (21) calendar days of the submission  
351 will be considered. If a party does not comment within twenty-one (21)  
352 calendar days, and does not notify the Trust and request an additional period  
353 to submit comments that shall not exceed ten (10) calendar days, the Trust  
354 may proceed.

355 **C. Project Design Reviews – New Construction and Rehabilitation**

356 **1. Design Review Steps, Process for PA-MPU Projects**

- 357 a. Using site-specific and district-wide design guidelines, the design guidelines  
358 in the PTMP, and/or treatment recommendations from HSRs, the Trust FPO  
359 or designee will work with project proponents to develop designs for new  
360 construction and rehabilitation described under Stipulation II(A)(1)(a-f).
- 361 b. The Trust is responsible for ensuring that design submittals are complete prior  
362 to distributing them for review. These designs will be submitted to signatory  
363 and concurring parties, and the public, for further consultation and comment  
364 according to the processes described in Appendix K.
- 365 c. The Trust FPO or designee will be responsible for notifying participating  
366 parties of the intent to hold public meetings and on-site briefings in  
367 accordance with Appendix K at least thirty (30) calendar days prior to the  
368 event taking place.

369 **2. Consultation on Treatment of Buildings 40 and 41**

- 370 a. Prior to completion of schematic designs for El Presidio interpretive  
371 landscape, and after the completion of the CLR, the Trust will initiate  
372 consultation with signatory and concurring parties to determine the  
373 appropriate treatment of Buildings 40 and 41, and will consider all measures  
374 for avoidance, minimization or mitigation.
- 375 b. Because the landscape design for El Presidio will be phased, phases of the  
376 plan that do not propose to adversely affect Buildings 40 and 41 may proceed  
377 according to the process described in Appendix K. Implementation of earlier  
378 phases of the treatment plan will not preclude any outcome as to the final  
379 treatment of Buildings 40 or 41.
- 380 c. The Trust FPO or designee will initiate consultation by notifying signatory  
381 and concurring parties of its intent to hold a public meeting thirty (30)  
382 calendar days prior to scheduling the meeting. Trust staff will present  
383 proposals, with the full range of treatment options, related to the above-  
384 referenced project at the session and will solicit comment from attendees.  
385 Following the public meeting, the Trust, NPS, SHPO and concurring parties  
386 will meet to consider the proposals and comments from the meeting and  
387 discuss how effects should be resolved.
- 388 d. Where the parties agree on how effects will be resolved, they shall document  
389 such agreement along with a process for implementing the terms of agreement  
390 (including, but not limited to, documentation, rehabilitation and/or relocation  
391 plans, or other mitigation measures).
- 392 e. If, after consultation, the parties do not agree on how effects will be resolved,  
393 then the FPO or designee shall notify the ACHP and treat the matter as an  
394 objection under the terms of Stipulation V(A) Dispute Resolution.

395 **D. HABS/ HAER/HALS Documentation & Other Mitigation Measures**

- 396 1. Prior to demolition of Building 46, finalizing the treatment plan for Buildings 40  
397 or 41, or demolition of any building that has been found individually eligible to  
398 the NRHP in accordance with Stipulation II(I) or that is subsequently found to be  
399 contributing to the NHLD, the Trust will complete recordation and  
400 documentation of these resources, as necessary, in accordance with the *Secretary*  
401 *of the Interior's Standards and Guidelines for Architectural and Engineering*  
402 *Documentation*, prior to start of construction. The Presidio Trust shall consult  
403 with the NPS HABS/HAER/HALS program in the PWRO to determine the level  
404 and kind of recordation appropriate for the resources.
- 405 2. In addition to the requisite copies for final submission to the Heritage  
406 Documentation Programs, the Trust will make archival, digital and bound  
407 library-quality copies of HABS/HAER/HALS documentation available, as  
408 appropriate, to the NPS/GGNRA Archives and Records Center.
- 409 3. The signatory parties may develop additional mitigation measures to resolve the  
410 demolition of eligible or contributing buildings through consultation not to  
411 exceed fifteen (15) calendar days. Where the signatory parties agree on the  
412 development of additional mitigation measures, they shall document such  
413 agreement along with a process for implementing the terms of agreement. If,  
414 after consultation, the signatory parties do not agree on the development of  
415 additional mitigation measures, then the FPO or designee shall notify the ACHP  
416 and treat the matter as an objection under the terms of Stipulation V(A) Dispute  
417 Resolution.

#### 418 **E. Historic Structures Reports**

- 419 1. The Trust will prepare HSRs for Buildings 86/87, 99 and 130. The HSRs will be  
420 written in accordance with the standards established in *Preservation Brief 43:*  
421 *The Preparation and Use of Historic Structure Reports* (National Park Service,  
422 2005). The HSRs will include a history of the property/building, construction  
423 history, archaeology, architectural evaluation, conditions assessment,  
424 maintenance requirements, recommendations for proposed work, copies of  
425 original drawings and specifications (if available), current drawings if different  
426 from the original, and historic and current photographs.
- 427 2. HSRs will be developed following the execution of this agreement document,  
428 and completed prior to additional design development. HSRs will be developed  
429 according to the process described in Appendix K.

#### 430 **F. Salvage**

431 For the historic properties that will be demolished under Stipulation II(A), the Trust's  
432 qualified personnel will conduct a documented inspection to identify architectural  
433 elements and objects that may be reused in rehabilitating similar historic structures, or  
434 that may be preserved in a museum collection in accordance with the Secretary's  
435 Standards. These decisions will be included in the annual report submitted according to  
436 Stipulation IV(A).

#### 437 **G. Archaeology Process**

438 The Trust shall take all reasonable measures to protect archaeological sites and features  
439 identified inside the NHLD. To accomplish this and inform the design process, an

440 Archaeological Management Assessment (AMA) shall be prepared for individual projects  
441 or groups of related projects described under Stipulation II(A)(1)(a-g) by a qualified  
442 archaeologist prior to the completion of schematic design. The Trust's Principal  
443 Archaeologist will provide copies of completed AMA's in the Trust's PTPA Annual  
444 Report. Based on the assessment in the *Final Finding of Effect*, the AMA will outline a  
445 course of action for the projects. This course of action shall include one or more of the  
446 following:

447 **1. Identification Plan**

448 A project-specific plan shall be developed at the completion of the schematic phase  
449 for projects anticipated to have an adverse effect but that require further identification  
450 to understand the content and dimensions of the features, to assess the nature and  
451 extent of the effect, and/or to guide continuing efforts to avoid or minimize the  
452 adverse effect. For archaeological features identified the Trust may assume  
453 eligibility. Identification will further refine recommendations in the AMA and may  
454 lead to a monitoring or treatment plan.

455 **2. Treatment Plan**

456 A project-specific plan shall be developed for those projects that have unavoidable  
457 adverse effects and where existing identification is sufficient to proceed to treatment,  
458 or for which further identification is incorporated within the treatment plan. If  
459 through identification the plan anticipates and includes the treatment of prehistoric  
460 resources the Trust will seek to incorporate Native American comments and  
461 concerns, taking into account direct affects to cultural resources as well as indirect  
462 affects to Native American cultural values. The plan will describe protection  
463 measures for unaffected archaeological features, relevant research questions to be  
464 answered, methods for data recovery, monitoring during construction, responsibilities  
465 and coordination, and the interpretation and curation of recovered materials. The plan  
466 will describe the mitigation sufficiently to serve as a scope of work and for the  
467 purpose of developing a budget. Treatment Plans will be reviewed according to terms  
468 set forth in Appendix K.

469 **3. Monitoring Plan**

470 A project-specific plan shall be developed for those projects that are not anticipated  
471 to have an adverse effect, or that have been designed to avoid adverse effect during  
472 design development but that nonetheless are within proximity to identified or  
473 predicted archaeological features. The monitoring plan will describe measures to  
474 protect archaeological features, and in the event that Native American human remains  
475 are encountered will include protocol measures adhering to NAGPRA and all  
476 applicable state and federal laws; the monitoring plan will also include the proposed  
477 location and frequency of monitoring along with required documentation procedures.  
478 Measures to identify, assess, and determine the appropriate treatment of archeological  
479 features should they be encountered will be consistent with the discovery protocols.

480 **4. Discovery Protocol**

481 A standard response protocol shall be developed by the Trust within thirty (30)  
482 calendar days of the execution of this agreement for all projects in the event of a  
483 discovery. For projects without any anticipated effects, this will be the only condition  
484 required prior to implementation. In the event of a discovery the Trust may assume

485 eligibility for the purposes of treatment. Should circumstances arise where the Trust  
486 cannot address discoveries in a manner consistent with the protocol, the Trust shall  
487 notify the SHPO and NPS of the discovery and any project-related time constraints,  
488 then agree upon reasonable time frames for consultation. The Trust shall take into  
489 account any timely comments prior to making a final decision on treatment. This  
490 protocol will describe the Trust's methods to comply with the Archaeological  
491 Resources Protection Act and Native American Graves Protection and Repatriation  
492 Act.

## 493 **H. Archaeology Program for El Presidio and the Main Post**

494 In keeping with the Secretary of the Interior's Standards for Preservation Programs  
495 pursuant to Section 110 of the NHPA (1998) the Trust shall institute an archaeology  
496 program to further identify, research, and use the archeological sites and features within  
497 the NHLD as public interpretive facilities. This effort will focus on El Presidio and will  
498 include ongoing scholarship, incremental conservation-minded excavation, landscape  
499 commemoration that preserves subsurface features, interpretation of the archaeology  
500 process and findings for the public, and dissemination of the information being recovered  
501 through educational programs. To provide necessary detail for the management approach,  
502 the archaeological methods involved, and the landscape designs for the site of El Presidio  
503 described under Stipulation II(A)(1)(a), the Trust will further develop the following  
504 documents:

### 505 **1. Levantar**

506 The Trust shall update and finalize *Levantar* the Archaeological Management Plan  
507 (AMP) for El Presidio (drafted and reviewed in 2004 per Stipulation XII(E) of the  
508 PTPA, and available on the Trust's website at [www.presidiotrust.gov](http://www.presidiotrust.gov)) within ninety  
509 (90) calendar days of the execution of this agreement to reflect the direction provided  
510 in the Main Post Update and in this Agreement. Following execution of this  
511 Agreement, the updated version of *Levantar* will be distributed to the signatory and  
512 concurring parties to this PA via the Trust's website ([www.presidiotrust.gov](http://www.presidiotrust.gov)) and via  
513 hard copy in the Trust's Library for comment. Written comments from the parties  
514 that are received by the Trust within ninety (90) calendar days of the review session  
515 will be considered. If a party does not comment within ninety (90) calendar days, and  
516 does not notify the Trust to request an additional period to submit comments that  
517 shall not exceed ten (10) calendar days, the Trust may proceed with finalization of  
518 the document.

### 519 **2. Standards and Guidelines**

520 The Trust shall develop standards and guidelines to direct archaeological methods at  
521 El Presidio and the Main Post for field investigations, laboratory processes, mapping,  
522 and reporting. These standards and guidelines will facilitate both current  
523 interpretation and future research, and will ensure consistency amongst the various  
524 archaeological initiatives of the Trust and its academic and professional partners.  
525 These standards will be informed by the agreement developed between NPS-GGNRA  
526 and the Trust referenced in Stipulation II(A)(1)(b)(iii). The standards and guidelines  
527 will be completed within twenty-four (24) months of the execution of this  
528 Agreement, and will be submitted to SHPO for a twenty-one (21) calendar day  
529 review. This report will be periodically updated to reflect developments in the field  
530 of archaeology.

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## **I. Individual Eligibility of Post-World War II Resources**

Within three (3) months of execution of this Agreement, the Trust will complete a DOE to the NRHP eligibility with the SHPO for post-World War II resources in the Main Post, particularly Buildings 34, 63, 68, 93, 98, 205, 215, 231, 385 and 387. If a building is found individually eligible to the NRHP it will be documented in accordance with Stipulation II(D)(1) prior to start of construction.

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## **III. PTPA UPDATE**

The Trust will initiate consultation to review the PTPA for amending or updating with that document's signatory and concurring parties within six (6) months of executing this Agreement with the goal of completion by 2013 when the PTPA expires.

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## **IV. ADMINISTRATIVE STIPULATIONS**

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### **A. Reporting**

On or before January 30 of each reporting year, so long as this Agreement is in effect, the Trust will include project updates in conjunction with its PTPA annual report, describing how the agency is carrying out its responsibilities under this Agreement. The Trust will make the annual report available via its website ([www.presidiotrust.gov](http://www.presidiotrust.gov)), and a hard copy in the Trust Library, and through a mailing to the signatory and concurring parties to this agreement.

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### **B. Professional Standards**

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All activities regarding history, collections management, historical archaeology and prehistoric archaeology, architecture, landscape architecture, and architectural history that are accomplished pursuant to this Agreement will be carried out by or under the direct supervision of persons meeting the *Secretary of the Interior's Professional Qualification Standards* relevant to the portion of the project being considered.

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### **C. Report Dissemination**

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The Trust will require that all reports resulting from implementation of treatment plans, the AMP and AMAs meet contemporary professional standards and the *Secretary of the Interiors Standards for the Treatment of Historic Properties*; the *Secretary of the Interior's Standards and Guidelines for Archaeological Documentation*; and the "Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation" (*Federal Register*, 2003). Copies of all final reports will be provided to SHPO, the Northwest Information Center at Sonoma State University, and the NPS/GGNRA Archives and Records Center.

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### **D. Post Review Discoveries**

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If it appears that an undertaking will affect a previously unidentified property that may be eligible for inclusion in the National Register, or that may contribute to the NHL, or affect a known historic property in an unanticipated manner, the Trust will stop construction activities in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the property. The Trust shall notify signatories within two (2) working days of the discovery by phone and shall e-mail and describe the FPO or designee's assessment of National Register eligibility of the property and proposed

576 actions to resolve the adverse effects. The signatory parties shall respond within two (2)  
577 working days of the notification by e-mail. The Trust FPO or designee shall take into  
578 account their recommendations regarding National Register eligibility and proposed  
579 actions, and then shall carry out appropriate actions. The Trust FPO or designee shall  
580 provide the signatories a report of the actions when they are completed.

581 **V. DISPUTE RESOLUTION**

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583 **A. Raising and Resolving Objections – Signatory Parties**

- 584
- 585 1. Should any signatory party object to the manner in which the terms of this  
586 Agreement are implemented or to any documentation prepared in accordance with  
587 and subject to the terms of this Agreement, the party will notify the Trust and the  
588 other signatory parties. The Trust will consult with the other signatory parties for no  
589 more than fourteen (14) calendar days to resolve the objection, once the Trust notifies  
590 all signatory parties of the objection. If the signatory parties agree that the objection  
591 is resolved through such consultation, the issue in question may proceed in  
592 accordance with the terms of that resolution. An extension of the consultation period  
593 may be requested by signatory parties not to exceed an additional ten (10) calendar  
594 days.
  - 595 2. If, after initiating such consultation, the Trust determines that the objection cannot be  
596 resolved through consultation, the Trust FPO or designee will forward all  
597 documentation, including the Trust's proposed response to the objection, to the  
598 ACHP.
    - 599 a. The ACHP shall provide the Trust with its advice on the resolution of the  
600 objection within thirty (30) calendar days of receiving the documentation.  
601 Prior to reaching a final decision on the dispute, the Trust shall prepare a  
602 written response that takes into account any timely advice or comments  
603 regarding the dispute from the ACHP, signatories and concurring parties, and  
604 shall provide them with a copy of this written response. The Trust will then  
605 proceed according to its final decision.
    - 606 b. If the ACHP does not provide its advice regarding the dispute within the  
607 thirty (30) calendar day time period, the Trust may make a final decision on  
608 the dispute and may proceed accordingly. Prior to reaching such a final  
609 decision, the Trust shall prepare a written response that takes into account  
610 any timely comments regarding the dispute from the signatories and  
611 concurring parties to the Agreement, and shall provide all parties to this  
612 Agreement with a copy of such written response.
    - 613 c. The Trust's responsibility to carry out all other actions subject to the terms of  
614 this Agreement that are not the subject of the dispute shall remain  
615 unchanged.
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621 **B. Raising and Resolving Objections – Concurring Parties**

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623 The Trust will respond to objections raised by concurring parties and the public in  
624 writing within thirty (30) calendar days of receiving the objection. The Trust will  
625 provide copies of all objections made by concurring parties to the signatory parties.  
626 The Trust may discuss with signatory parties issues that are raised by concurring

627 parties prior to responding. The Trust will provide concurring and signatory parties  
628 concurrently with a copy of its final written decision regarding any objection.  
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630 **VI. AMENDMENTS AND TERMINATION**

631 **A. Amendment**

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633 Any amendment to this Agreement must be made in writing and signed by all signatories.  
634 While consultation on the amendment is underway, the terms of the existing PA will  
635 remain in effect. The amendment will be effective on the date a copy signed by all of the  
636 signatories is received by the ACHP or such later date as may be specified in the  
637 amendment.  
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639 **B. Termination**

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- 641 1. If any signatory party to this Agreement determines that its terms will not or cannot  
642 be carried out, that party shall immediately consult with the other parties to attempt to  
643 develop an amendment per Stipulation V(A), above. If within thirty (30) calendar  
644 days (or within another time period agreed to by all signatories) an amendment  
645 cannot be reached, any signatory party may terminate the Agreement upon written  
646 notification to the other signatory parties.  
647
  - 648 2. Once the Agreement is terminated, and prior to work continuing on the Undertaking,  
649 the Trust shall either (a) execute a programmatic agreement pursuant to 36 CFR §  
650 800.14(b)(3), or (b) review such projects under Subpart B of 36 CFR Part 800. The  
651 Trust shall notify the signatories as to the course of action it will pursue.  
652

653 **VII. DURATION**

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- 655 A. This Agreement will be in effect through the Trust's implementation of the Undertaking,  
656 and will expire and have no further force or effect when the Trust, in consultation with  
657 the other signatories, determines that the terms of this Agreement have been fulfilled.  
658 The Trust will provide the other signatories with written notice of its determination and  
659 of the expiration of this Agreement.
  - 660 B. Five (5) years after the date of executing this Agreement, the Trust FPO or designee will  
661 notify signatory parties in writing to organize a review of the Agreement for the purposes  
662 of amending or updating its terms. Ten (10) years after the date of executing this  
663 Agreement, if its stipulations are not carried out it will expire and prior to work  
664 continuing on the Undertaking, the Trust shall either (a) execute a programmatic  
665 agreement pursuant to 36 CFR § 800.14(b)(3), or (b) review such projects under Subpart  
666 B of 36 CFR Part 800. Prior to such time, the Trust may consult with the other  
667 signatories to reconsider the terms of the Agreement and may extend or amend it in  
668 accordance with Stipulation V(A) above. The Trust shall notify the signatories as to the  
669 course of action it will pursue.  
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671 **VIII. CONCURRING PARTY INVOLVMENT IN IMPLEMENTATION OF THIS**  
672 **AGREEMENT**  
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- A. No work stipulated per this Agreement involving concurring parties shall proceed until forty five (45) calendar days after the execution of this Agreement by the required signatories.
  - B. If a consulting party does not sign this Agreement as a concurring party within forty five (45) calendar days after the execution of this Agreement by the required signatories, the Presidio Trust may proceed with work stipulated per this Agreement involving concurring parties.
  - C. A consulting party can become a concurring party after the forty five (45) calendar-day period with the written agreement of all signatory parties.
  - D. If a consulting party becomes a concurring party to the Agreement after forty five (45) calendar days after the execution of the Agreement subject to stipulation VIII(C) above,, the Presidio Trust shall not be required to revisit prior completed consultations stipulated in this Agreement or reconsider previous findings or determinations made prior to the date that such consulting party becomes a concurring party.

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**EXECUTION** of this Agreement by the signatories and implementation of its terms evidence that the Trust has afforded the signatory and consulting parties an opportunity to comment on the Undertaking and its effects, and has taken into account the effects of this Undertaking on historic properties, and further that in compliance with the requirements of 36 CFR Part 800 and Section 110(f) of the NHPA, the Trust has afforded the ACHP a reasonable opportunity to comment on the Undertaking. This Agreement may be executed in any number of counterparts and each counterpart shall be deemed to be an original document. All executed counterparts together shall constitute one and the same document, and any counterpart signature pages may be detached and assembled to form a single original document.

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**SIGNATORIES:**

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**PRESIDIO TRUST**

705

By:



Date:

10/21/10

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Name: Craig Middleton

707

Title: Executive Director

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709 **ADVISORY COUNCIL ON HISTORIC PRESERVATION**

710 By: John M. Fowler Date: 10/26/10

711 Name: John Fowler

712 Title: Executive Director

713

714 CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

715 By: Milford Wayne Donaldson Date: 22 OCT 2010

716 Name: Milford Wayne Donaldson, FAIA

717 Title: State Historic Preservation Officer

718

719 NATIONAL PARK SERVICE

720 By: Frank Dean Date: Oct. 22, 2010 By: Christine S. Lehnertz Date: 10/25/10

721 Names: Frank Dean

Christine S. Lehnertz

722 Titles: Superintendent, Golden Gate National

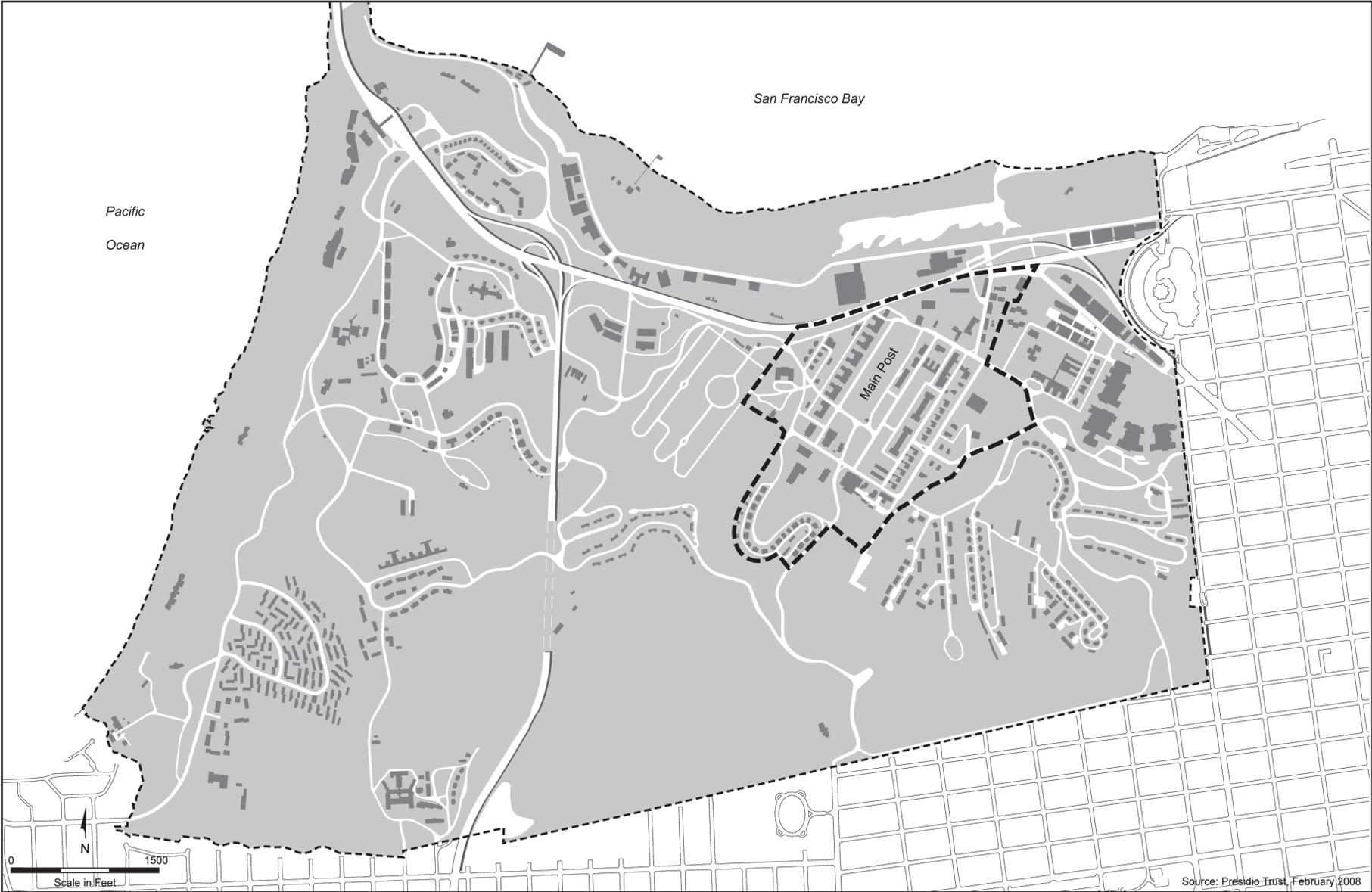
Director, Pacific West Regional Office

723 Recreation Area

724 **LIST OF APPENDICES**

- 725 Appendix A: Area of Potential Effect (APE) for the Main Post Update (Undertaking)
- 726 Appendix B: Final Finding of Effect for the Main Post Update (July 2009)
- 727 Appendix C: Conceptual Site Plans for the Archaeology Lab and Curation Facility
- 728 Appendix D: Conceptual Site Plans for the Presidio Lodge
- 729 Appendix E: Conceptual Site Plans for the Presidio Theatre
- 730 Appendix F: Conceptual Site Plans for the Presidio Chapel
- 731 Appendix G: Conceptual Site Plans for Pedestrian Access and Parking Improvements
- 732 Appendix H: Conceptual Plans for the Main Parade Rehabilitation
- 733 Appendix I: Presidio Trust Programmatic Agreement (PTPA, 2002)
- 734 Appendix J: Glossary of Terms
- 735 Appendix K: Design Review Steps, Process for PA-MPU Projects

# APPENDIX A: AREA OF POTENTIAL EFFECT (APE) FOR THE MAIN POST UPDATE (UNDERTAKING)



Area of Potential Effect  
Main Post Project Area

Source: Presidio Trust, February 2008

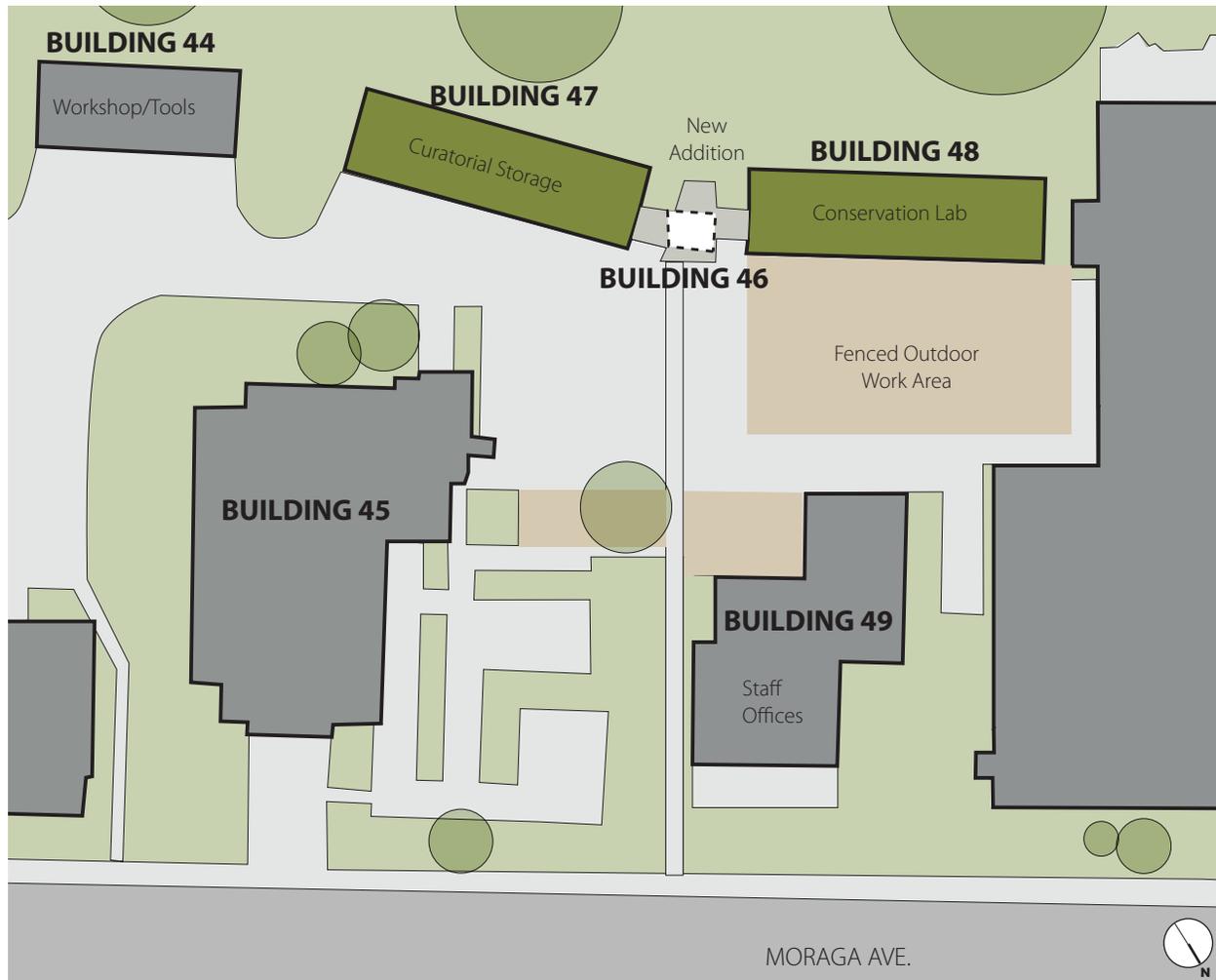
Area of Potential Effect



## **Appendix B: Final Finding of Effect**

The Final Finding of Effect for the Main Post Update (FFOE, July 2009) can be found on the Trust website at:  
[http://library.presidio.gov/archive/documents/MP\\_FFOE\\_Jul2009.pdf](http://library.presidio.gov/archive/documents/MP_FFOE_Jul2009.pdf)

# APPENDIX C: CONCEPTUAL SITE PLANS FOR THE ARCHAEOLOGY LAB AND CURATION FACILITIES

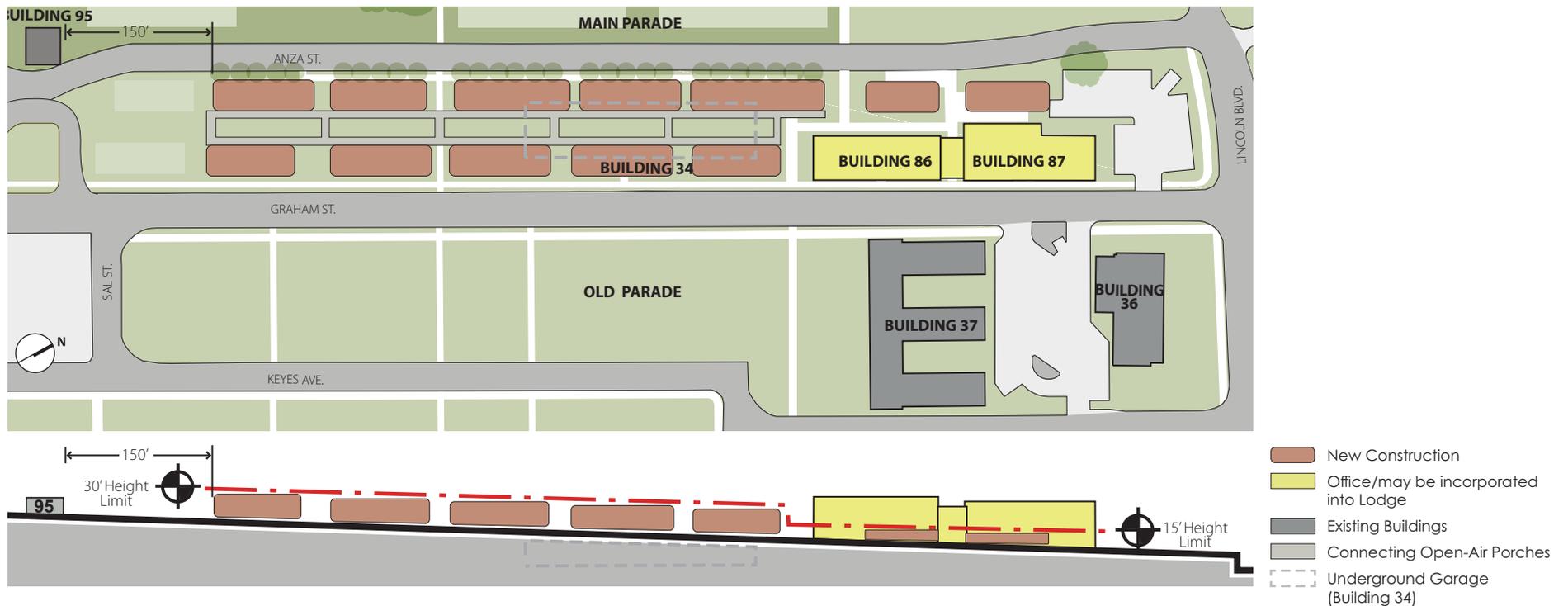


## PROJECT PARAMETERS

- Rehabilitate NHL-contributing Buildings 47 and 48.
- Demolish NHL-contributing Building 46; provide HABS recordation for Building 46.
- Limit new construction to 500 square feet to connect Buildings 47 and 48; addition not to exceed the height of the roof ridge of Buildings 47 and 48.

- Archaeology Lab and Curation Facilities
- Outdoor Education and Work Area
- Connecting Structure
- Building Removed (Building 46)

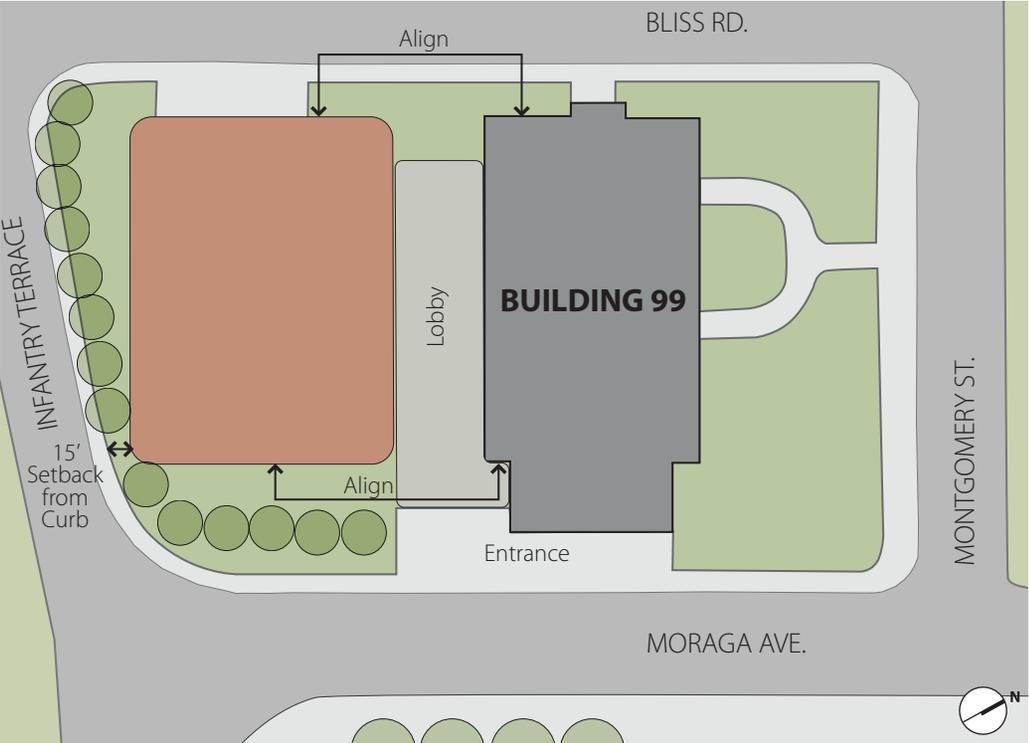
## APPENDIX D: CONCEPTUAL SITE PLANS FOR THE PRESIDIO LODGE



### PROJECT PARAMETERS

- Demolish non-NHL contributing Building 34.
- Limit new construction to 70,000 square feet.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction, guided by PA-MPU.
- Design the lodge to respond to Main Parade Ground rehabilitation design.
- Limit height of new construction to 30 feet above existing grade.
- Base the building footprint on the pattern of the historic barracks that once occupied the site between Graham Street and Anza Street.
- Set back the southern edge of new construction at least 150' from Building 95 to avoid El Presidio archaeology.
- Identification of buried archaeological features will be completed prior to final design to inform efforts to avoid or minimize adverse effects.
- An underground parking garage may also be constructed utilizing the basement of Building 34 to serve the Presidio Lodge (up to 50 spaces).
- Buildings 86 and 87 may be rehabilitated and incorporated into the Lodge.

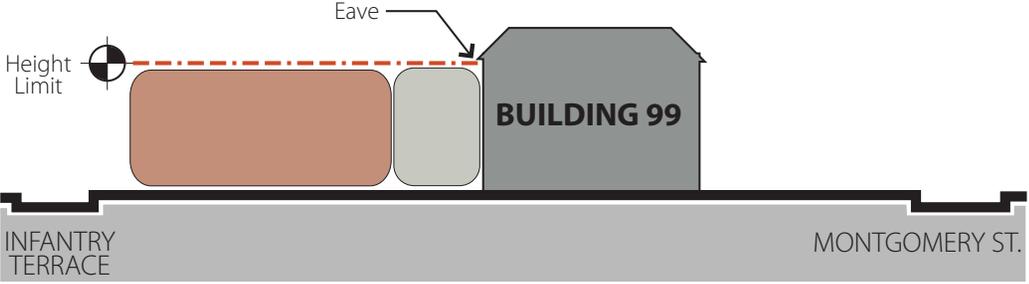
# APPENDIX E: CONCEPTUAL SITE PLANS FOR THE PRESIDIO THEATRE



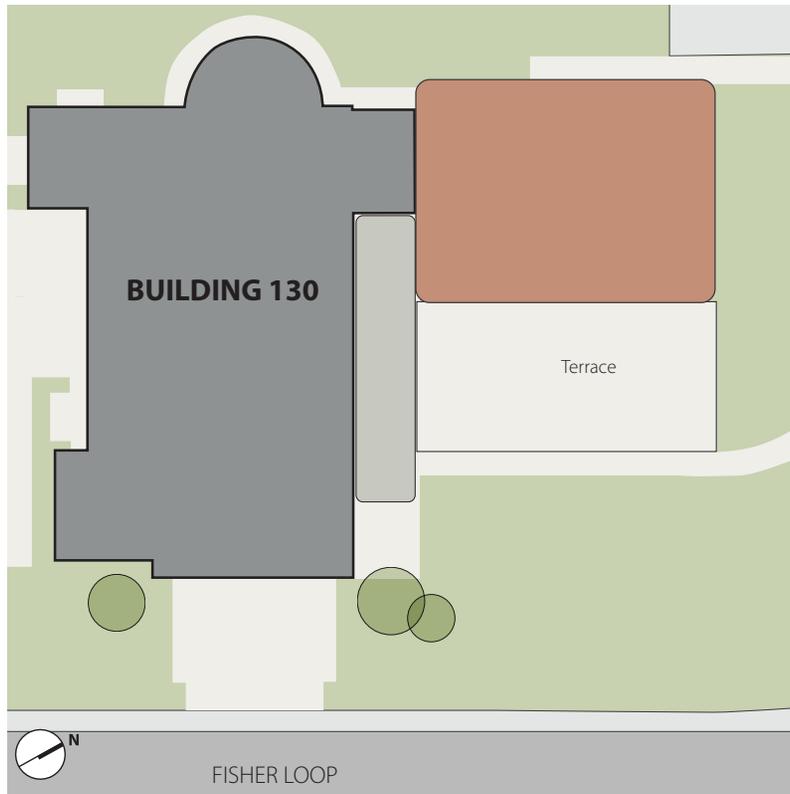
## PROJECT PARAMETERS

- Prepare an HSR for Building 99.
- Rehabilitate NHL-contributing Building 99, retaining its single auditorium and historic orientation to Moraga Avenue.
- Limit new construction to 18,000 square feet; limit height to the eave of the existing theater.
- Pull new construction away from the historic building with a transparent connector.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction guided by the PA-MPU.

- New Construction
- Existing Historic Theater
- Connecting Structure



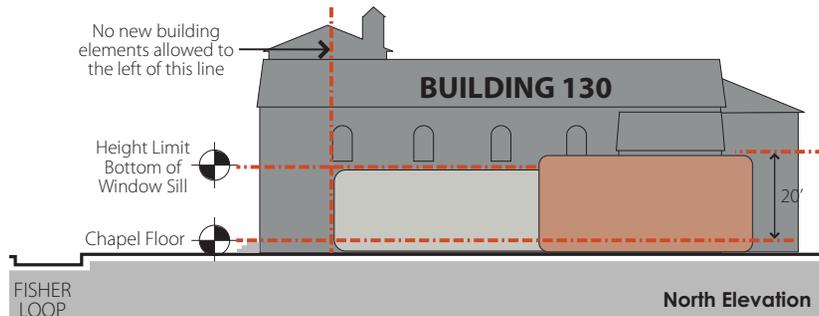
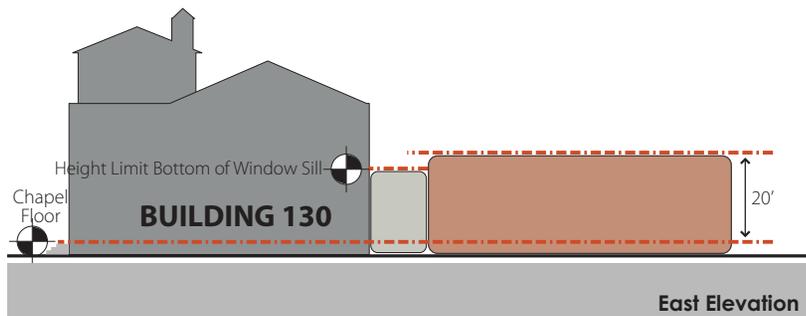
# APPENDIX F: CONCEPTUAL SITE PLANS FOR THE PRESIDIO CHAPEL



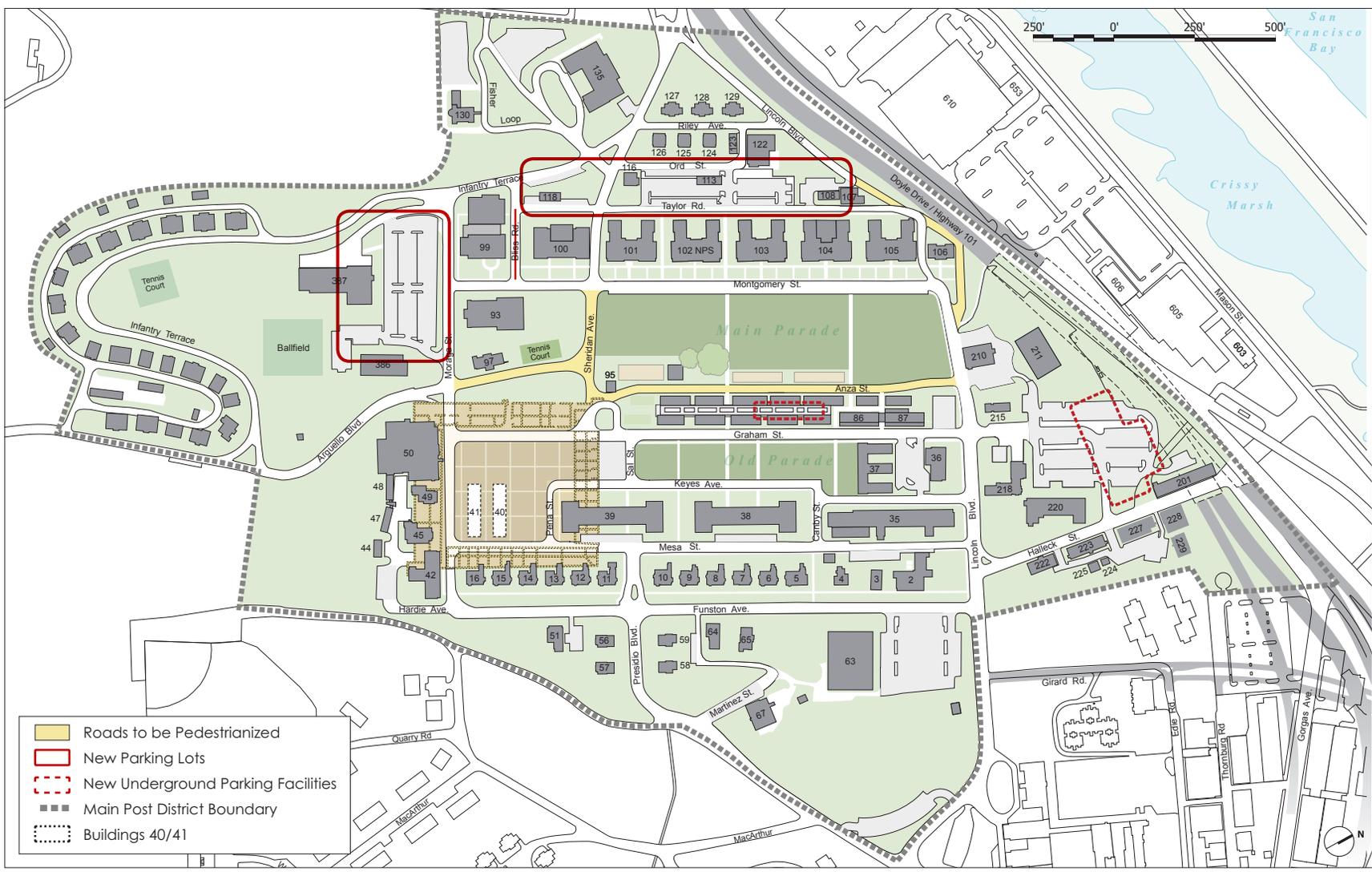
## PROJECT PARAMETERS

- Prepare an HSR for Building 130.
- Rehabilitate NHL-contributing Building 130.
- Limit new construction to 4,000 square feet on the west of building 130; limit the height of the connecting structure to the sills of the west elevation windows and the height of new construction to 20 feet above finished floor level.
- Orient the addition to be perpendicular to the west wall of the sanctuary, allowing a large portion of the west wall to be visible.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction guided by PA-MPU.

- New Construction
- Existing Historic Chapel
- Connecting Structure



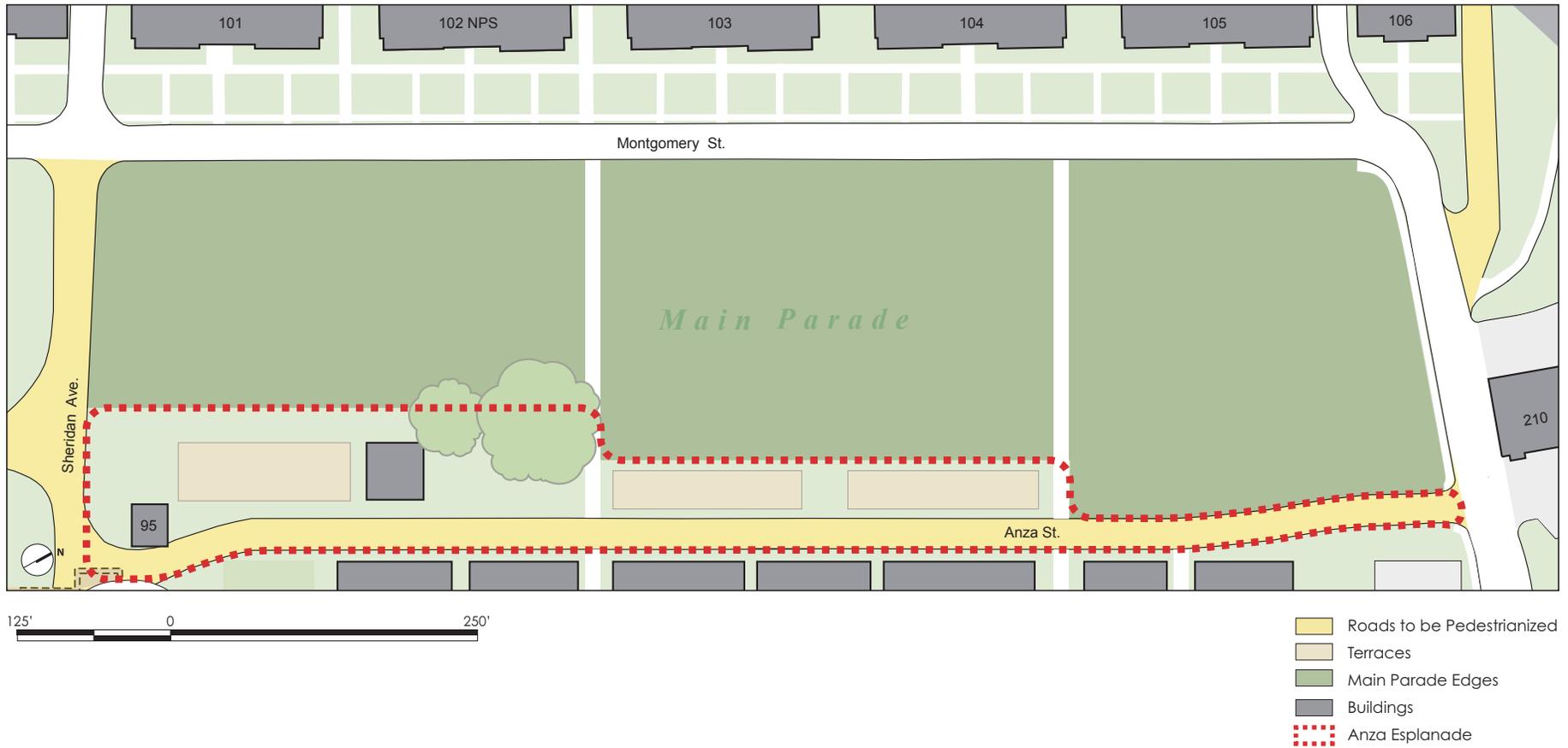
# APPENDIX G: CONCEPTUAL SITE PLANS FOR PEDESTRIAN ACCESS AND PARKING IMPROVEMENTS



## PROJECT PARAMETERS

- Traffic signals will not be installed in the Main Post.
- Portions of the NHL-contributing Arguello Boulevard and Sheridan Avenue will be converted to pedestrian use.
- Current widths and alignments of NHL-contributing roads will be retained; roads will be resurfaced with a historically compatible paving material.
- Identification of buried archaeological features will be completed prior to final design to inform efforts to avoid or minimize adverse effects.
- Taylor Street parking lot will retain historic garages, Buildings 113 and 118; Moraga Avenue parking lot will retain Building 386.

# APPENDIX H: CONCEPTUAL DESIGN FOR MAIN PARADE REHABILITATION



## **Appendix I: Presidio Trust Programmatic Agreement**

The Presidio Trust Programmatic Agreement (PTPA) can be found on the Trust website at:  
<http://library.presidio.gov/archive/documents/ProgrammaticAgreement.pdf>

## **Appendix J: Glossary of Terms**

### **Programmatic Agreement for the Main Post Update**

**Area of Potential Effects (APE):** The geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.

**Avoidance:** One of the three methods for resolving an adverse effect (along with minimization and mitigation) according to 36 CFR Part 800 – Protection of Historic Properties. Avoidance indicates that an action that would have caused an adverse effect will no longer occur (i.e. a building that was slated for demolition will be retained).

**Adverse effect:** Direct or indirect harm to historic properties listed on or eligible for inclusion in the National Register of Historic Places.

**Compatibility:** Consistent, congruous; capable of existing together in harmony. Used in the same context here as in the Secretary of the Interior’s Standards for Rehabilitation.

**Conceptual plan:** Initial designs that initiate the design development process, and include general concepts rather than detailed renderings.

**Concurring Party:** Consulting parties are invited by the agency official to concur with and sign the programmatic agreement. Concurring parties have been granted specific roles and responsibilities that are more limited than those of the signatory parties. Refusal of any party invited to concur does not invalidate the agreement document.

**Connector:** Enclosed or open spaces that function to connect buildings.

**Construction document (CDs):** Drawings, plans and specifications that are created for use by an architect and contractors for pricing and planning construction of a designed building or structure. This level of documentation follows Design Development.

**Consultation:** The process of seeking, discussing, and considering the views of other participants, and, where feasible, seeking agreement with them regarding matters arising in the section 106 process.

**Cultural Landscape Report (CLR):** A comprehensive document that includes documentation, analysis, and evaluation of historical, architectural, archaeological, ethnographic, horticultural, landscape architectural, engineering and ecological data as appropriate. Documentation is assessed to evaluate the history, significance, and integrity of the landscape including treatment recommendations appropriate for the landscape’s significance, condition and planned use, as well as documentation of implemented treatments.

**Design Development (DD):** The process that follows final schematic design, and lays out mechanical electrical, plumbing, structural and architectural details. Often this phase specifies design elements such as material types and location of windows and doors.

**Design Guidelines:** Policies that describe parameters, limits and directives to inform rehabilitation or new construction in order to avoid or minimize impacts to existing historic structures, features and landscapes.

**Gross building area:** Total floor area of a building, measured from its outside walls.

**Footprint:** The ground level square footage of a building.

**Historic Structure Reports (HSR):** A comprehensive document that provides documentary, graphic, and physical information about a property's history and existing condition to inform preservation planning and make treatment recommendations. The document can also be organized to meet site or project specific goals, such as research objectives or programmatic needs.

**Infill construction:** New construction that is located within an existing or formerly developed area, such as a building complex or row of buildings.

**Minimization:** One of the three methods for resolving an adverse effect (along with avoidance and mitigation) according to 36 CFR Part 800 – Protection of Historic Properties. Minimization indicates a method or measure designed to lessen the intensity of an impact on a particular resource (i.e. impacts related to new construction are made smaller by reducing or reallocating the total square footage of new construction).

**Mitigation:** One of the three methods for resolving an adverse effect (along with avoidance and minimization) according to 36 CFR Part 800 – Protection of Historic Properties. Mitigation indicates that a separate action is undertaken to compensate for, or otherwise address, an adverse effect (i.e. an agency develops a program to interpret an impacted resource).

**Height:** Measurement taken from the grade level to the highest point of a building. Does not include accessories or wiring that function to service a building.

**Historic Property:** Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

**Invited Signatory:** An agency or organization that is invited by the agency official to be a signatory to a programmatic agreement, and has the same rights as required signatories.

**Public:** Any interested individual or group that has not signed the agreement document as either a signatory or concurring party.

**New Construction:** Additional net square footage of built space, excluding landscape improvements and other open space amenities.

**National Historic Landmark (NHL):** A nationally significant historic place designated by the Secretary of the Interior because it possesses exceptional value or quality in illustrating or interpreting the heritage of the United States. The Presidio was designated an NHL in 1962.

**National Historic Preservation Act (NHPA):** Federal legislation passed in 1966 that is intended to preserve historical and archaeological sites in the United States. The act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation Offices. Among other things, the act requires Federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties (buildings, archaeological sites, etc.) through a process known as Section 106 review.

**Plan (or Plan View):** A drawing made to scale to represent the top view or a horizontal section of a structure, (i.e. a floor layout of a building).

**Programmatic Agreement:** A document that records the terms and conditions agreed upon to resolve the potential adverse effects of a Federal agency program, undertaking or other situations in accordance with § 800.14(b).

**Public Meeting:** An in-person gathering whereby the agency presents up-to-date information on projects, takes questions, and engages in a dialogue with interested parties

**Rehabilitation:** According to the Secretary of the Interior's Standards, the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Resolution:** A stage in the Section 106 process where adverse effects are addressed through avoidance, minimization or mitigation. Resolution typically concludes with a Memorandum of Agreement (MOA) or Programmatic Agreement (PA). This part of the process is described in the NHPA regulations at 36 CFR 800.6.

**Schematic design:** The process that follows a conceptual design. It should include estimated square footage of each usage type and any other elements that achieve the project goals. During schematic design, an architect commonly develops study drawings that include spatial relationships, scale, and form. Schematic design also is the research phase of the project, when zoning requirements or jurisdictional restrictions are discovered and addressed.

**Section 106:** The section of the NHPA that requires federal agencies to consider the effects of their actions on historic properties and seek comments from an independent reviewing agency, the Advisory Council on Historic Preservation. The purpose of Section 106 is guide consultation to identify historic properties potentially affected by an undertaking, assess the effects of that undertaking, and seek ways to avoid, minimize or mitigate any adverse effects on historic properties.

**Section 110:** The section of the NHPA that sets out the broad historic preservation responsibilities of federal agencies to ensure that historic preservation is fully integrated into ongoing programs.

**Signatory:** Signatory parties are required participants in a programmatic agreement. They include the lead agency (in this case, the Trust), the ACHP, NPS and the SHPO. Signatory parties generally have enhanced roles and responsibilities as compared to signatory parties. These typically include the ability to terminate or amend an agreement document.

**Square footage:** The sum of all areas on all floors of a building, measured in feet.

**Undertaking:** A project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license or approval.

**Appendix K: Design Review Steps, Process for PA-MPU Projects**

**PA-MPU Projects:**

Archaeology Lab & Curatorial Facility	El Presidio: The Birthplace of San Francisco
Presidio Lodge	Pedestrian Access (Historic Road Conversions)
Presidio Theatre	Parking Improvements (Main Post Bluff Parking Facility)
Presidio Chapel	Parking Improvements (Moraga Avenue Parking Lot)
Parking Improvements (Taylor Road Parking Lot)	

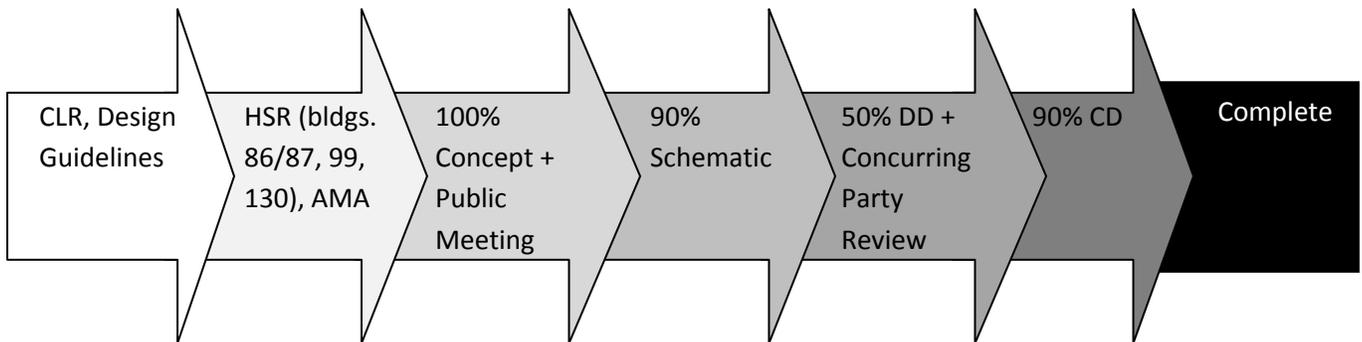
Review timelines for each phase: twenty-one (21) calendar days. Unless otherwise specified, review steps described below involve signatory parties only.

The Trust FPO or designee will be responsible for distributing design submissions and/or information for review. Design submittals and/or information will be made available via the Trust website ([www.presidiotrust.gov](http://www.presidiotrust.gov)), in hard copy in the Trust’s Library, or in hard copy mailed upon request. Written comments from all parties on these design submissions received by the Trust within twenty-one (21) calendar days of the submissions will be considered. If a party does not comment within twenty-one (21) days, and does not notify the Trust and request an additional period that shall not exceed ten (10) days, the Trust may proceed. In the event that multiple review periods overlap, the Trust will consult with signatory parties to prioritize and determine alternative review timelines.

**Group A:**

Project(s): Presidio Lodge, Presidio Theatre, Presidio Chapel, El Presidio: The Birthplace of San Francisco, Parking Improvements (Main Post Bluff Parking Facility)

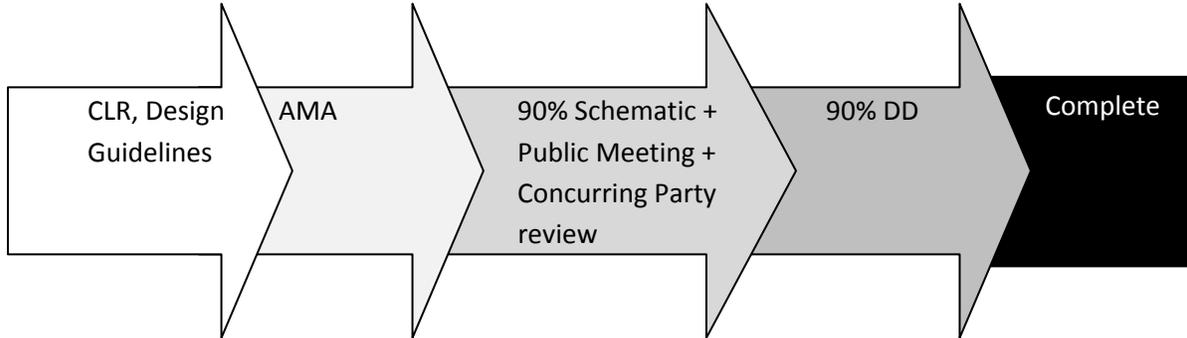
Review Process: Begins with conceptual design described by the project parameters in MPU and Appendix D of the PA-MPU, followed by the below sequence:



**Group B:**

Project(s): Parking Improvements (Taylor Road Parking Lot, Moraga Avenue Parking Lot), Pedestrian Access (Historic Road Conversions)

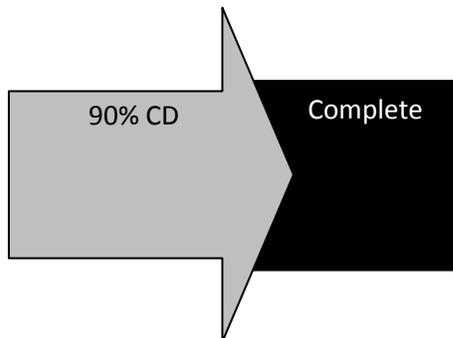
Review Process: Begins with conceptual design described by the project parameters in MPU and Appendix G of the PA-MPU, followed by the below sequence:



**Group C:**

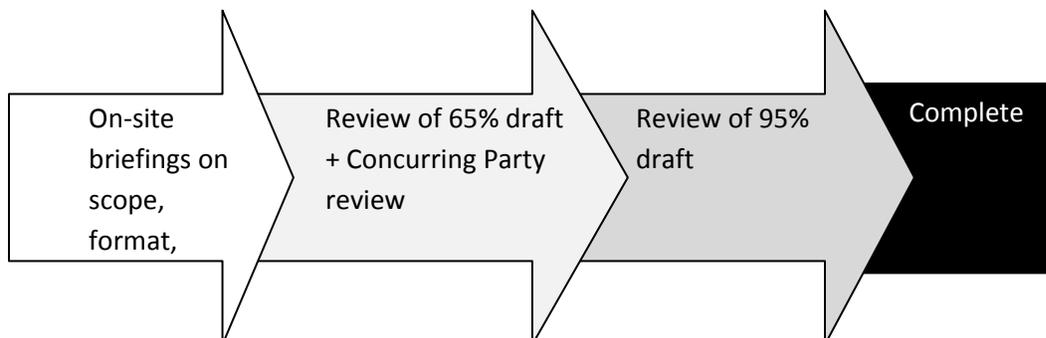
Project(s): Archaeology Lab & Curatorial Facility

Review Process: Conceptual, schematic, DD and 90% CDs are complete, project parameters in MPU, followed by the below sequence:



**Process for Development of CLR, HSR's (for buildings 86/87, 99, 130), Archaeological Treatment Plans, Design Guidelines for the Main Post**

Review timelines for each phase: 21 days



# Appendix E

# **PRESIDIO TRUST - 2013 ANNUAL**

## **REPORT LIST OF ACRONYMS**

Advisory Council for Historic Preservation (ACHP)  
Americans with Disabilities Act (ADA)  
American Institute for Conservation of Historic and Artistic Works (AIC)  
Area of Potential Effect (APE)  
Association for Preservation Technology (APT)  
Built Environment and Archaeology Treatment Plans (BETP and ATP)  
California Office of Historic Preservation (OHP)  
Center for Digital Archaeology (CoDA)  
Certificate of Compliance (COC)  
Cultural Landscape Report (CLR)  
Cultural resource inventory report and finding of effect (CRIR-FOE)  
Design development (DD)  
Environmental Assessment (EA)  
Federal Highways Administration (FHWA)  
Federal Preservation Officer (FPO)  
International Center to End Violence (ICEV)  
National Park Service-Technical Preservation Services (NPS-TPS)  
Historic American Building Survey (HABS)  
Historic American Engineering Record (HAER)  
Historic American Landscape Survey (HALS)  
Historic Structure Report (HSR)  
Leadership in Engineering and Environmental Design (LEED)  
Military Intelligence Service (MIS)  
National Environmental Policy Act (NEPA)  
National Japanese American Historical Society (NJAHS)  
National Historic Landmark (NHL)  
National Historic Preservation Act (NHPA)  
National Park Service (NPS)  
National Park Service - Pacific West Regional Office (NPS-PWRO)

National Park Service - Golden Gate National Recreation Area (NPS-GOGA)

National Register of Historic Places (NRHP)

National Trust for Historic Preservation (NTHP)

Neighborhood Associations for Presidio Planning (NAPP)

Presidio Historical Association (PHA)

Presidio Trust (Trust)

Presidio Trust's Programmatic Agreement for the Main Post Update (PA-MPU)

Presidio Trust's Programmatic Agreement (PTPA)

Public-private partnership (P3)

National Historic Landmark District (NHLD)

San Francisco Conservation Corps (SFCC)

San Francisco Architectural Heritage (SFAH)

San Francisco County Transportation Authority (SFCTA)

State Historic Preservation Officer (SHPO)

U.S. Coast Guard (USCG)

# Appendix F

**ARCHAEOLOGICAL MANAGEMENT ASSESSMENT  
LYON STREET REFORESTATION III AND BOUNDARY WALL REPAIR**

Prepared by

Montserrat Osterlye and Kari Jones  
Presidio Archaeology Lab

Prepared for

Glen Angell  
Construction Manager, Presidio Trust

May 2014

# ARCHAEOLOGICAL MANAGEMENT ASSESSMENT

## LYON STREET REFORESTATION III AND BOUNDARY WALL REPAIR

### I. BACKGROUND

In accordance with Stipulation XII Archaeology of the “Programmatic Agreement Among The Presidio Trust, National Park Service, The Advisory Council On Historic Preservation, And The California State Historic Preservation Officer Regarding The Presidio Of San Francisco, Golden Gate National Recreation Area,” the management of archaeological properties shall be handled in accordance with the terms of an Archaeological Management Assessment and Monitoring Program (AMA/MP) that is prepared for individual undertakings or groups of related undertakings.

### II. PROJECT DESCRIPTION

This project entails three phases of work, including 1) removal of 24 mature blue gum eucalyptus trees, 2) repairs to a degraded portion of the historic boundary wall, and 3) reforestation in a steeply-sloped area of the Historic Forest west of the Lyon Street Wall (between Vallejo and Green Streets). Tree removal work will facilitate access to an approximately 300-foot section of the 4- to 10-foot high Lyon Street "notch" wall from the Presidio side at the site's eastern edge. Stabilization will address previously identified deficiencies (cracks, displacement) that may be aggravated by tree removals. Wall repair and stabilization will be design-built, based on site-specific conditions observed during construction. Current design suggests that drilled piers will be installed at the back (buried) side of the retaining wall, which will be connected to the existing historic wall by steel rods or angles. Weep holes and a new v-ditch will help direct water away from the wall and adjacent properties outside the Presidio. Tree plantings will follow the pattern of previous phases of Lyon Street reforestation (11-065 and 11-071), including a mixture of lower-stature eucalyptus on the upper portions of the slope, and a mix of prunus and tea tree varieties in the lower portions nearest to the wall and adjacent houses.

### III. ARCHAEOLOGICAL CONTEXT

The project area is located within an archaeologically sensitive area due to its association with the 19<sup>th</sup>-century *Rancho Ojo de Agua de Figueroa*, a contributing archaeological area of the Presidio National Historic Landmark District.

#### *Rancho Ojo de Agua de Figueroa*

The *Rancho Ojo de Agua de Figueroa* is a predicted archaeological area based on historic maps and historical documentary evidence. *Rancho Ojo de Agua de Figueroa* was occupied by Apolinario Miranda, his wife Juana Briones de Miranda, and their children beginning sometime before 1833. It was located along the eastern boundary of the current Presidio.

Juana was a first generation Californian whose family moved to *El Polín* Spring in the early 1800s. In 1820, she married Apolinario Miranda, an *El Presidio* soldier. Initially, the newlyweds likely lived at *El Presidio*. During their marriage, Juana gave birth to eleven children, eight of whom survived infancy; they also adopted one child, an orphan of deceased Native Californian parents.

In 1833, Apolinario requested a land grant for *Rancho Ojo de Agua de Figueroa*, a small parcel not far from *El Presidio*, and about a half mile from the Briones and Miramontes settlement at *El Polin Spring*. Prior to requesting the land grant, Apolonario had already constructed a home on the land. This was in keeping with the custom to first establish a residence and begin improving the land in order to demonstrate that the grant would be for direct support and housing the family. The land grant was approved that same year by the presidio commander, and Juana continued to improve the land by planting fruit orchards and constructing a cattle corral. She augmented her family's income by selling meat, milk and vegetables from the *Rancho* to merchants and sailors on visiting ships.

When Apolinario died in 1847, Juana and her children inherited the *Rancho*. Juana had to prove her rightful ownership of the land before the United States Land Commission. She hired Henry Halleck, one of the best attorneys in California, who took the case to court in 1852. The case made its way to the U.S. Supreme Court, which ruled in Juana's favor in 1864. The Presidio did not recognize her claim to the land until 1877. Subsequent maps of the Presidio began depicting an indentation on the reservation's eastern boundary congruent with the western limits of *Rancho Ojo de Agua de Figueroa*, which Juana eventually sold to private interests.

### ***Significance: NHL/NRHP criteria 6/D Information Potential***

*Rancho Ojo de Agua de Figueroa* is eligible under Criterion D for its potential to provide information about how the Mexican Presidio was structured and for documenting local vernacular solutions to construction. Assessing the relationship between the available technologies and their local acceptance should also be possible. Assessing the structure and development of Native American involvement with the Mexican Presidio and documenting the lives and experiences of these groups will be major research foci. Reconstructing residential structure and use, as well as undocumented garden and yard structure and use to assess vernacular and military influences, regional variation, and household innovation, along with reconstructing context-specific foodways and dietary patterns could be other research themes in this area. Documenting the lives and experiences of poorly understood groups (including Native American and Mexican) and reconstructing the influences on, and development of, community and identity should be significant research goals.

### ***Integrity: Unknown***

*Rancho Ojo de Agua de Figueroa* was not located within the current boundaries of the Presidio of San Francisco, but within land that is now the city of San Francisco. It is expected, however, that the Miranda's improvements on the land likely extended beyond the strict limits of the grant. Features associated with the *Rancho Ojo de Agua de Figueroa* within the Presidio of San Francisco would mostly expected to be outbuildings and gardens. Predicted archaeological features include the foundations of outbuildings and remains of orchards, gardens, and the cattle corral. Sheet refuse deposits containing domestic materials could also be expected as well as pits and privies.

The integrity of this archaeological property has not been tested archaeologically. There have not been any modern construction projects that have impacted the area of the rancho on the Presidio. Therefore, the integrity of the deposits on the Presidio is likely to be high. Only one subsurface investigation within the area is known. Langan Treadwell Rollo (2014) excavated five test pits to assess the structural integrity of the historic boundary wall. Although their report describes the subsurface profile through observations of backfill, these investigations were not conducted with the intention of identifying cultural resources or assessing their physical integrity.

## IV. ASSESSMENT

Although the Presidio Elevation Change Model (Blind and Barnaal 2008) suggests that this area is covered by a significant amount of historic-era fill, accuracy of the model has not been tested in this local area. Test pits conducted during structural integrity investigations did not reveal cultural material, but this work was not observed by an archaeologist (Langan Treadwell Rollo 2014). Staff from the Presidio Archaeology Lab will conduct periodical archaeological monitoring for the duration of the tree removal process to ensure the identification and appropriate treatment of any inadvertently discovered cultural materials. Because the boundary wall stabilization and repair phase of the project is planned as a design build and the identification and avoidance of archaeological deposits during construction is not practical, archaeological identification testing will be required prior to the wall repair. These investigations will identify any constraints for the design build for the retaining wall support phase. Investigations will be completed in accordance with an Archaeological Identification Plan (AIP) for the project. Recommendations for archaeological treatment for the final reforestation phase of the project will be made based on results of monitoring and identification testing.

If archaeological materials are located during any phase of the project, they should be **avoided and protected in place** and the Presidio Archaeology Lab should be contacted. In the event of an inadvertent discovery the Presidio Archaeology Lab will determine the proper treatment of the finds. More detailed inadvertent discovery protocols are provided in the next section.

## V. Inadvertent Discovery Protocols

An inadvertent discovery refers to any situation where previously unidentified archaeological resources or human remains are encountered during ground-disturbing activities. Inadvertent discovery protocols apply to those archaeological finds that are exposed during construction or construction-related activities **whether an archaeologist is present or not**.

There are three types of inadvertent discoveries that are covered by this monitoring plan:

- Human remains.
- Cultural resources that are significant or have the potential to be significant.
- Cultural resources that a qualified archaeologist determines do not require further consideration.

If any of these three types is inadvertently discovered during remediation, the contractor should follow the steps outlined below:

- All contractors will immediately report to Presidio Archaeology Lab staff if archaeological materials are uncovered during remediation activities.
- Operations within the vicinity of the find should be temporarily halted until the Presidio Archaeology Lab is consulted.
- Presidio Archaeology Lab staff will make a determination of significance for the find.
- All materials, whether determined significant or not, are property of the Presidio Trust and are not to be taken for personal use or display.

Archaeological resources include stone, brick, and concrete building foundations, isolated historic artifacts, historic landfill deposits, historic privy pits and household waste deposits, and items of Native

American derivation such as stone tools, shell and animal bone waste, shell beads, and habitation areas. A more detailed list follows:

- Human remains;
- Concentrations of rock, ash, animal bone or shell;
- Earth containing a dark, almost black or very dark brown soil often containing charcoal;
- Easily crumbled dark gray-brown soil with abundant shell fragments, animal bone, charcoal and artifacts such as shell beads, mortars, pestles, arrowheads, bone tools, etc.;
- Concentrations of artifacts such as stone bowls, arrowheads, bone tools, shell beads, etc.;
- Deposits containing large amounts of shell;
- Deposits containing glass bottles, metal, old cans or other obvious trash dumps (Note: single bottles, modern aluminum cans or beer bottles are not considered significant finds);
- Foundations (stone, concrete, brick or wood);
- Wells (outline, brick or wood lined);
- Trash dumps containing food debris (e.g. cut bone, seeds, pits); and,
- Adobe (unfired or fired) clay bricks.

### ***Human remains***

Project-related ground-disturbing activities have been designed to avoid human remains. If human remains, funerary objects, sacred objects, or objects of cultural patrimony are inadvertently discovered they shall be ***protected in place*** and ***avoided*** by all project activities. Ground disturbing work in the vicinity of the find must immediately cease and the Presidio Trust archaeologist must be contacted. Presidio Archaeology Lab staff will notify the Presidio Trust's Federal Preservation Officer. If necessary, the Presidio Trust will notify the San Francisco Medical Examiner of the inadvertent discovery of human remains.

The immediate protection of human remains at the site shall be accomplished by (1) keeping any discovery confidential, and (2) securing the location to prevent disturbance of the remains and any associated materials.

The Presidio Trust archaeologist shall determine whether the Native American Graves Protection and Repatriation Act (NAGPRA) applies to the discovery and will ensure that the finds are treated in compliance with all requirements outlined at 43 CFR 10.4. Any materials not subject to NAGPRA will remain under Federal control.

The Presidio Trust archaeologist shall determine whether the human remains are a single isolated burial or are potentially part of a cemetery or a larger archaeological site. This may necessitate the involvement of a consulting physical anthropologist. Articulated human remains, either as part of a single burial or larger cemetery, will be ***protected in place*** and ***avoided*** by all project activities. This may involve abandonment or redesign of the project.

If the discovery is limited to disarticulated human remains, the Presidio Trust archaeologist or a consulting physical anthropologist will direct necessary collection efforts. Further identification work may be necessary to determine the frequency of disarticulated human remains in the project area and to determine an appropriate course of action. Any disarticulated remains collected from the site will

be stored in archival boxes in a secure location until appropriate re-interment can take place. No human remains will be accessioned into the Presidio Trust Archaeological Collections.

## **V. Contact Information**

In the event of a discovery that requires a significance determination in consultation with the Presidio Archaeology Lab, Kari Jones, the designated project manager for archaeology, should be contacted at 415.561.5090 or [kjones@presidiotrust.gov](mailto:kjones@presidiotrust.gov).

## **REFERENCES**

Barnaal, Hans A.

2009 Presidio National Historic Landmark District Map of Predicted Archaeological Features. On file at the Presidio Archaeology Lab.

Blind, Eric B and Hans A. Barnaal

2008 Presidio Elevation Change Model . On file at the Presidio Archaeology Lab.

Langan Treadwell Rollo

2014 Lyon Street Slope and Wall Stability Study Report. Presidio of San Francisco. On file with the Presidio Trust.