



ATTACHMENT

2

FINDING OF EFFECT

JAMES
CORNER
FIELD
OPERATIONS

PARKLANDS

PARKLANDS

NEW PRESIDIO

PARKLANDS

PARKLANDS

PRELIMINARY FINDING OF EFFECT

PARTNERS



The Presidio Trust is the lead agency for this project, directing the planning, design, and construction effort and managing community outreach and engagement. The Golden Gate National Parks Conservancy, the non-profit partner to the Trust and the National Park Service, serves as the philanthropic and community engagement partner and supports park restoration and enhancement, education, and visitor service projects and programs. The National Park Service is engaged as the manager of the adjacent parklands at Crissy Field and as a partner in interpretation, visitor services, and programming.

NEW
PRESIDIO
PARKLANDS
PROJECT

PRELIMINARY FINDING OF EFFECT
OCTOBER 2015



EXECUTIVE SUMMARY

The New Presidio Parklands Project (parklands) is located on a 14-acre site to the north of the Main Post in the heart of the Presidio of San Francisco, a national park site and a National Historic Landmark District (NHLD). The project primarily consists of landscape, hardscape and public program development, along with some limited new construction, atop the newly-built bluff feature delivered by the Doyle Drive Replacement (Presidio Parkway) Project. In this document, the Presidio Trust (Trust) is evaluating the effects of the parklands project on historic resources within the NHLD under the terms of its Programmatic Agreement (PTPA, 2014), which governs the agency's compliance with the National Historic Preservation Act (NHPA).

Concurrently, the Trust is evaluating alternatives to the undertaking in the October 2015 New Presidio Parklands Project Environmental Assessment (EA) for compliance with the National Environmental Policy Act (NEPA). Complementing the NEPA and NHPA analysis, the Trust is also providing for review of the proposals through an extensive public outreach program, alongside consultation with parties to the PTPA, which was initiated in August 2014.

As a result of these public processes to date, the Trust has identified a preferred alternative in the EA that is the "undertaking" analyzed in this Preliminary Finding of Effect report (FOE). The Trust has relied upon four planning documents to generate this analysis, each of which guides development in this area of the park: the Main Post Planning and Design Guidelines, the Mid-Crissy Area Design Guidelines, the Main Post Cultural Landscape Report, and the Doyle Drive Built Environment Treatment Plan and Architectural Criteria Report. Additionally, the Trust has developed new Supplemental Design Guidelines for the New Presidio Parklands Project (supplemental guidelines, 2015) in order to help direct new construction anticipated as part of the undertaking. A draft copy of these supplemental design guidelines is attached to this document for reference and comment.

The EA and the preliminary FOE for the parklands project are available for a 45-day comment period. Comments received on the undertaking and the preliminary FOE by signatory and concurring parties to the PTPA and the public will be addressed through consultation, with the goal of obtaining concurrence with the signatories on its findings. An EA and associated Finding of No Significant Impact (FONSI) as well as the final FOE are anticipated in the first quarter of 2016. Should the Trust secure signatory party concurrence on the FOE, its Section 106 responsibilities will be complete per Stipulation IV.C.2.d.1. of the PTPA. Failure to reach concurrence will result in further consultation on the undertaking according to the terms of Stipulation IV.C.2.d.2. A final decision on any of the proposals will not be made until both the NEPA and NHPA processes conclude. A Board Resolution will memorialize the Trust Board of Director's decisions for the parklands project.

The undertaking assessed below was developed through an iterative process with many project changes that were in response to comments from the public and consulting agencies. Changes in the project are primarily related to the disposition of Buildings 211 and 603, the treatments of various landscape and hard-scape designs, and the potential impacts to archaeological resources. Throughout the process, comments from

interested parties and consulting agencies have positively influenced the project. The Presidio Trust is grateful for the participation, professionalism, and enduring contributions of the participants to this process.

This preliminary FOE describes the direct and indirect effects of each action included in the undertaking. It also assesses the combined effects of all of the actions in the undertaking as well as the cumulative effects of all applicable actions within the NHLD.

In sum, the Trust finds that the undertaking will not diminish the integrity of individual resources within the Presidio or the NHLD as a whole. The Trust further concludes that cumulative projects would have no direct or indirect adverse effect, especially when added to the aggregate effects of past individual projects and the overall level of change within the NHLD.

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LIST OF ACRONYMS

ACHP	Advisory Council on Historic Preservation
APE	Area of Potential Effects
Caltrans	California Department of Transportation
CFR	Code of Federal Regulations
CLA	Cultural Landscape Assessment
EA	Environmental Assessment
FOE	Finding of Effect
FONSI	Finding of No Significant Impact
GIS	Geographic Information System
GGNRA	Golden Gate National Recreation Area
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NHL	National Historic Landmark
NHLD	National Historic Landmark District
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OQMG	Office of the Quartermaster General
PTMP	Presidio Trust Management Plan
PTPA	Presidio Trust Programmatic Agreement
PWRO	National Park Service, Pacific West Regional Office
SHPO	State Historic Preservation Officer
Trust	Presidio Trust
WPA	Works Progress Administration

CHAPTER 1

INTRODUCTION

1.1 PROJECT OVERVIEW AND REGULATORY CONTEXT

The Presidio Trust (Trust), working with the Golden Gate National Parks Conservancy (Conservancy) and the National Park Service – Golden Gate National Recreation Area (NPS), has proposed an undertaking that includes landscaping, building rehabilitation, new construction, and programming for 14 acres of new, publicly accessible parkland on top of the reconstructed Doyle Drive in order to improve physical and visual connections between the historic Main Post and Crissy Field. The undertaking would demolish Building 211, a non-contributor to the National Historic Landmark District (NHLD), and construct a building of equal size nearby. The undertaking would also rehabilitate and expand Building 603, a contributor to the NHLD. Finally, the project would add new landscape elements, including the 'Zocalo,' Anza Esplanade, Learning Landscape, Bluff Walk and other circulation features.

The Trust, Conservancy, and NPS hope to accomplish the following with this project:

- Honor the significance of the Presidio
- Offer a magnificent experience of the Golden Gate
- Welcome all
- Integrate the natural landscape of Crissy Field and the cultural landscape of the Main Post
- Create the best place to begin a Presidio experience
- Provide exceptional environmental learning opportunities

The Finding of Effect (FOE) is developed in compliance with Section 106 of the National Historic Preservation Act (NHPA) and applies the "Criteria of Adverse Effect," set forth in 36 Code of Federal Regulations (CFR) 800.5, to historic properties within the area of potential effects (APE) for the undertaking. This document also supports the Trust's compliance with 36 CFR 800.10, "Special Requirements for Protecting National Historic Landmarks."

This report concludes that the parklands project would have no adverse effect on historic properties in the project's APE pursuant to Stipulation IV.C.2.d.1 of the PTPA, and would result in no cumulative adverse effect on the National Historic Landmark District (NHLD). Upon concurrence with this finding through consultation with the



FIGURE A: ALTERNATIVE 3 (PROPOSED PROJECT) — NEW PRESIDIO PARKLANDS (UNDERTAKING)

California State Historic Preservation Officer (SHPO) and the National Park Service Pacific West Regional Office (PWRO) and the Golden Gate National Recreation Area, the Trust will record this outcome in the administrative record for the project along with any terms and conditions thereof, after which its responsibilities for consultation under the NHPA will be complete. Section 2 provides a description of the historic properties located with the APE. Section 3 describes the application of the criteria of adverse effect to historic properties and the conclusions of this document. Figures depicting the project vicinity, location, plan, photographs of affected resources and visual simulations are located throughout the document.

Analysis of effects associated with Doyle Drive, as well as previous and any anticipated future projects are included in the cumulative effects analysis (Section 4.4).

1.2 SUMMARY OF SECTION 106 COMPLIANCE ACTIVITIES TO DATE

Activities under Stipulation IV of the PTPA to date have included identification of the project as an undertaking that involved new construction (IV.A.2.c) and initiating consultation under this stipulation; establishing the project Area of Potential Effects (APE) and identifying affected historic properties therein (IV.B.4); and, distributing consultation packages to the SHPO and NPS and concurring parties in coordination with its public outreach process under NEPA (IV.C.2). This package constitutes a determination of effect and other supporting materials as described under Stipulation IV.C.2.d.1.

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1.2.1 AREA OF POTENTIAL EFFECTS AND IDENTIFICATION OF HISTORIC PROPERTIES

The APE for the proposed undertaking has been identified as three Presidio planning areas: the Main Post Planning Area, the Letterman Planning Area, and the Crissy Field Planning Area, which comprise the majority of the northern coastal portion of the San Francisco NHL (Figure B, *Area of Potential Effect for the Parklands Project*). The APE was proposed on March 20, 2015 by the Trust; the SHPO concurred that the APE was adequate in an email dated May 7, 2015.

The APE contains 271 historic properties, including 198 contributing buildings and sites, 57 contributing road corridors, and 16 predicted archaeological sites within Area B, all of which are listed in the National Register of Historic Places (NRHP) and are considered historic properties under Section 106. There are also 26 non-contributing buildings or structures in the APE. A list of all contributing and non-contributing resources in the APE are provided in Section 2.3

The parklands project site (project site) is a much smaller area consisting of 14 acres straddling the Main Post and Crissy Field Planning Districts, and almost entirely within the area affected by the Presidio Parkway project limits. Of the 271 contributing or eligible historic properties in the APE, 24 historic properties are within or in close

proximity to the parklands project site.¹ The contributing resources that are within the project site and have the potential to be directly or indirectly affected are listed in Tables 2.3.1 and 2.3.2 of Section 2 below.

The entire NHL, including the area encompassed by the APE, has been the subject of a variety of surveys. The Presidio was designated a National Historic Landmark (NHL) in 1962 and listed in the NRHP in 1966. The original Presidio of San Francisco NHL designation from June 13, 1962 included the entire former Army reserve (Areas A and B²), which encompasses approximately 1,500 acres. The original site of El Presidio, including four Spanish cannons and the Officers' Club were the only resources recommended for NHL classification. In 1976, a partial survey of the landmark expanded the list of contributing buildings to 277, but a complete survey of all buildings within the NHL did not take place until 1993. The Keeper of the National Register approved the "upgraded NHL documentation" that was prepared and submitted by the NPS in 1993.³ The 1993 nomination stated that the Presidio possesses national significance under combined NHL Criteria 1, 4, 5, and 6, and that it possesses national significance under combined NRHP criteria A, C, and D.⁴ The 1993 update defined the period of significance for the Presidio of San Francisco NHL as 1776-1945 and identified 662 contributing buildings, sites, structures, and objects. In January of 2008, the Trust initiated an update to the NHL form, which evaluated the Cold War period

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¹ This total includes 19 buildings, three archaeological sites, the Main Parade and one historic roadway.

² In 1994, when the U.S. Army transferred jurisdiction of the Presidio to the NPS, it became part of the Golden Gate National Recreation Area (GGNRA). In 1998, management of the Presidio was divided between two federal agencies: the Presidio Trust, the agency responsible for oversight of 80 percent of the Presidio delineated as Area B; and the NPS, which is responsible for management of the coastal portions of the park (the remaining 20 percent delineated as Area A).

³ NPS, "Presidio... Registration Forms," October 1993; and NPS Land and Community Associates, "Cultural Landscape Report, Work in Progress" November 1992.

⁴ National Register Criteria applicable to the Presidio, as indicated in the 1993 NHL Update, are defined as criteria: A) Property is associated with events that have made a significant contribution to the broad patterns of our history; C) Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction; D) Property has yielded, or is likely to yield information important in history or prehistory.

National Historic Landmark Criteria applicable criteria to the Presidio, as indicated in the 1993 NHL Update are defined as: 1) That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; 4) That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; 5) That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; 6) That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.



FIGURE B: AREA OF POTENTIAL EFFECT

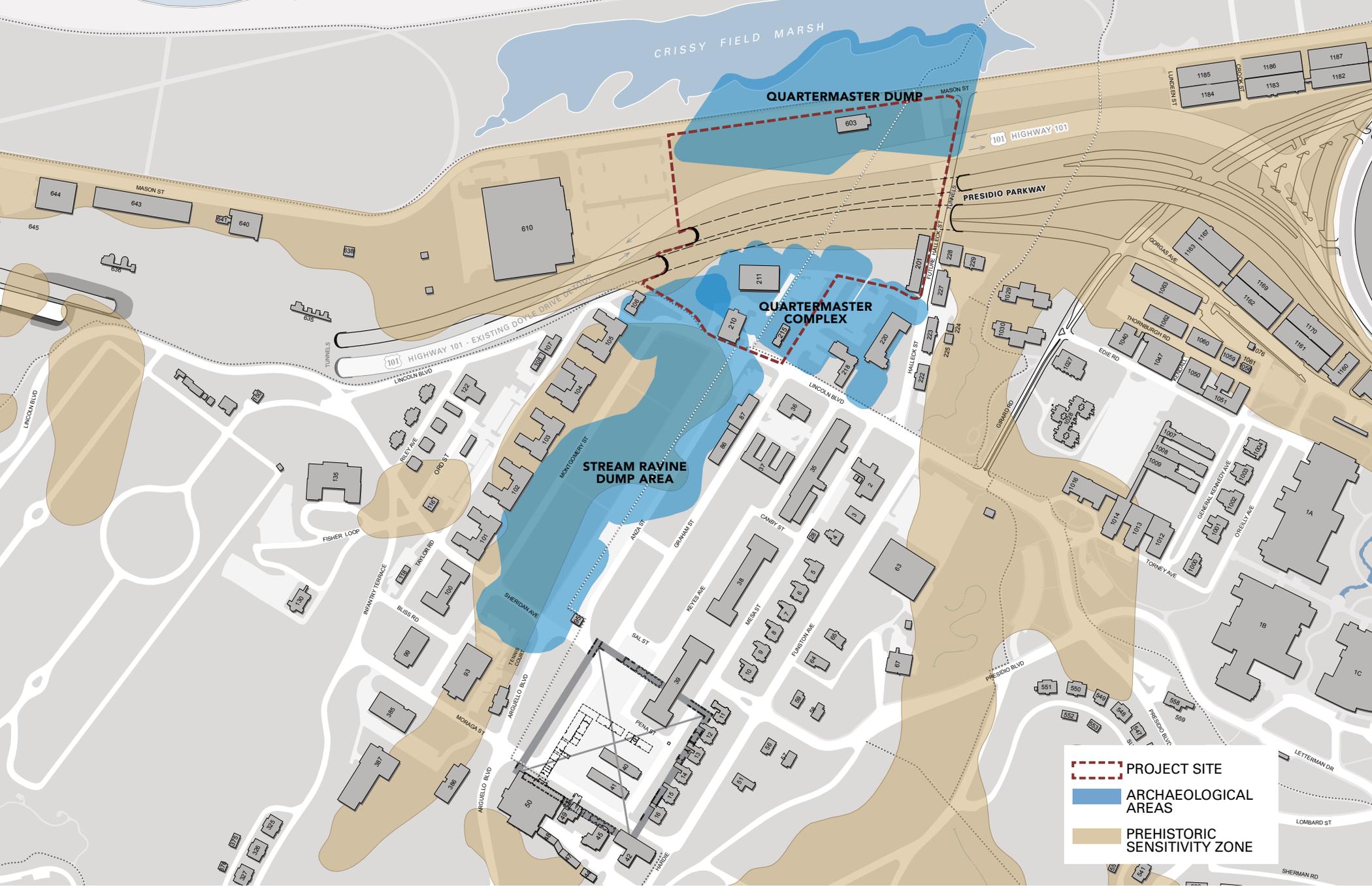


FIGURE D: ARCHAEOLOGICAL AREAS

for inclusion in the NHL. That effort resulted in a proposed extension of the period of significance to 1958 and addition of 116 resources (mostly post-War housing in the southern and western parts of the park) to the NHL forms. Buildings in the APE from this era include 385 and 386 (Main Post) and 924, 649 and 644 (Crissy Field). This update remains in draft form pending further review by the NPS; properties identified as contributing therein are considered historic under the terms of the PTPA.

Contributing archaeological areas of the NHLD were predicted through the use of historic maps and documentary evidence as part of the 1993 NHL Update. Subsequent archival research, GIS modeling and excavation have provided additional information about predicted archaeological areas of the NHLD. In certain cases, subsurface testing and other excavation efforts have confirmed the presence of the predicted resources and enabled the Trust and NPS to characterize archaeological areas of the NHLD. The project APE contains an array of archaeological resources: the Quartermaster Complex, Quartermaster Dump and Stream Ravine Dump archaeological areas, all of which contribute to the NHLD, are within or directly adjacent to the project site. Additionally, a portion of the project site is considered to be sensitive for prehistoric archaeological deposits (Figure D).

1.2.2 PUBLIC PARTICIPATION

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Section 106 provides an opportunity for members of the public with a demonstrated interest to participate in the process and comment on the project as consulting parties. Under the terms of the PTPA, the Trust initiated consultation with signatory parties (National Park Service PWRO and GGNRA and the California SHPO), a concurring party (National Trust for Historic Preservation) and the public on August 29, 2014. Consistent with direction in the PTPA, the Trust has utilized the Council on Environmental Quality (CEQ)/Advisory Council on Historic Preservation (ACHP) Guidance "Road Map for Coordination" between its NEPA and NHPA processes. To date, the Trust has held over two dozen public meetings, workshops and site walks with over 2,500 participants, generating nearly 2,000 comments. The Trust also hosted a project website and information gallery in its headquarters since the project was launched. The amount of interest, and engagement around the parklands project has enabled the Trust to conduct a robust consultation, with a great deal of public participation and opportunities for comment; the Trust will continue to brief the public on its findings and conclusions under the terms of the PTPA through the end of its consultation process.

Since initiation of the consultation, the Trust has periodically briefed PTPA parties via email and other consultation packages including relevant information on the proposed undertaking. The Trust will meet with signatory parties following the close of the public comment period on this preliminary FOE to discuss comments and findings, and aim to reach concurrence on a determination of effect. Alongside the formal consultation meetings, the Trust has hosted a series of public workshops at the Presidio and in neighborhoods across San Francisco, as well as a full-

time public information gallery in building 103 (Trust headquarters) on the Main Post. A public open house focused on the EA and this document will take place on November 4, 2015 to provide further opportunity for public comment, and discussion regarding the undertaking with Trust staff.

The Trust provided a detailed summary of public comments on the design phase of the project (January – March 2015) as part of its second consultation package to the NPS, SHPO and NTHP. This information will be updated following the close of public comment on the EA and this document in December.

The following is a chronological summary of the consultation activities related to the parklands project (undertaking) under the PTPA. Meeting dates, mileposts on the NEPA review calendar and dates of distribution for consultation packages are all detailed below.

- August 29, 2014 – Consultation initiated. Request for Comment on the Team Selection Process, first consultation package mailed
- February 19, 2015 – Notice of Intent to prepare an Environmental Assessment issued
- March 20, 2015 – Second Consultation package mailed with proposed Area of Potential Effect, Concept Designs and Alternatives
- May 7, 2015 – Review period for the Preliminary Concept Designs and Alternatives ends
- June 1, 2015 – NEPA scoping/public comment period closes
- June 21, 2015 – Revised Concept Designs, conceptual proposals for expanding building 603, Learning Landscape renderings circulated (email)
- September 11, 2015 – Draft Supplemental Design Guidelines for the New Presidio Parklands Project circulated to signatory parties for a 30-day comment period per Stipulation III.B.2 of the PTPA
- October 8, 2015 – Public Board Meeting held to present the final concept design, accept comments from the public
- October 23, 2015 – Third Consultation package mailed with Final Concept Design, Preliminary FOE, Draft Final supplemental guidelines, and EA
- November 4, 2015 - Public Open House on the EA and Preliminary FOE
- December 2015 – Anticipated close of public comment on the Draft Schematic Design, EA and Preliminary FOE

- December 2015/January 2016 – Consultation meeting among PA parties to discuss Preliminary FOE, develop any applicable conditions needed to reach concurrence on a finding of “no adverse effect”
- TBD early 2016 – Reach concurrence on finding of “no adverse effect”, agree upon any conditions, execute FONSI

1.2.3 NATIVE AMERICAN CONSULTATION

On April 21, 2015 the Trust contacted the Native American Heritage Commission (NAHC), requesting a search of its Sacred Lands Database and a list of contact information for local Native American representatives, receiving a reply on July 28. The NAHC provided the Trust a list of interested Native Americans in San Francisco County. A letter was sent, by the Trust, to all interested Native American individuals and organizations on the list from the NAHC on August 25, 2015 describing the undertaking and the archaeological context within the APE. The letter was sent to the following individuals and/or organizations:

- Jakki Kehl
- Linda G. Yamane
- Irene Zwierlein, Chairperson – Amah/Mutsun Tribal Band of San Juan Bautista
- Michelle Zimmer – Amah/Mutsun Tribal Band of Mission San Juan Bautista
- Tony Cerda, Chairperson – Coastanoan Rumsen Carmel Tribe
- Ann Marie Sayers, Chairperson – Indian Canyon Mutsun Band of Costanoan
- Rosemary Cambra, Chairperson – Muwekma Ohlone Tribe of the San Francisco Bay Area
- Andrew Galvan – The Ohlone Indian Tribe
- Ramona Garibay, Representative – Trina Marine Ruano Family

No written responses to the letter were received. In September/October 2015, phone calls were made to each party. These phone calls succeeded in reaching two of the parties; multiple attempts were made to call those that were not reached. Comments received over the phone were transcribed and entered into the administrative record.

Information about the undertaking and the compliance process was also featured in the June 2015 “Native Update” newsletter distributed to members of the Ohlone community by the National Park Service – Golden Gate National Recreation Area.

1.3 DESCRIPTION OF THE UNDERTAKING: NEW PRESIDIO PARKLANDS (ALTERNATIVES 1 AND 2, AND PREFERRED ALTERNATIVE)

The undertaking includes programmatic, architectural, landscape, parking and pedestrian enhancements atop the recreated Main Post bluff that will be delivered by the Presidio Parkway project.

The parklands project has the potential to become one of the most distinctive destinations in the country, attracting a broad cross-section of local, national, and international visitors. The project is expected to offer a high quality park experience and feature an array of visitor-serving amenities and activities. The following three alternatives are analyzed in the project EA (to which this document is an attachment), each providing for different uses, intensity of uses, and visitor experience.

1.3.1 ELEMENTS COMMON TO ALL ALTERNATIVES.

The following elements or features are based on Trust planning assumptions, management direction or policies and would be incorporated into the project regardless of the alternative selected:

- The amount of fill over the tunnels would be coordinated with the California Department of Transportation (Caltrans) based on requirements of the Vegetation Management Plan (Doyle Drive Environmental Impact Statement/Report (EIS/R),1 page 2-59).
- The form of the historic bluff between the Main Parade and Crissy Field would be evoked and the physical and visual connectivity would be maximized [Doyle Drive Built Environment Treatment Plan (BETP), page 8-2].
- The visual link between the Main Post bluff as seen from Crissy Field would be restored to preserve and enhance views [BETP, page 9-15 and Doyle Drive Architectural Criteria Report (DDACR), page 28].
- The top of the bluff would meet the existing grades at the Main Parade (DDACR, page 28).
- Permanent drainage features would be installed to allow groundwater to flow easily from the northern upgradient areas, under the tunnel, toward the Bay. Soil moisture on the north side of the tunnel would be similar to existing conditions (Doyle Drive EIS/R, page 3-168).
- The bluff would be used as a vegetative transition between the upper and lower post, and plantings would be low in height, low maintenance, and evoke the historic feeling of the bluff (BETP, page 9-15 and DDACR, page 28).
- All areas affected by construction activities would be re-vegetated following agreed-upon design guidelines to their appropriate native vegetation in naturalized areas or appropriate ornamental vegetation in landscaped areas (Doyle Drive EIS/R, page K-12).

- The Presidio Promenade would be incorporated into the project design and several pedestrian connections from the Main Post to Crissy Field would be provided with at least one accessible route (BETP, page 9-15 and DDACR, page 28).
- Building 210 would be rehabilitated as the Presidio Visitor Center in a separate action and Building 215 (Transit Center) would be retained.
- Building 201 would be returned to the site of the original building following completion of roadway construction activities and rehabilitated as part of the Presidio Parkway project (Doyle Drive EIS/R, pages 3-23 and 3-148).
- The project design would respect existing constraints, including loading and structural limitations over the tunnel. Cut and fill on the bluff would be balanced in order to reduce the need to import soils while maximizing space for overlooks and sculpting the bluff.
- Landscape design and new construction would follow direction in applicable planning and design guidelines, including Mid Crissy Area Planning & Design Guidelines, Main Post Planning & Design Guidelines, Main Post Cultural Landscape Report, and the draft Supplemental Design Guidelines for the New Presidio Parklands Project (October 2015).

1.3.2 ALTERNATIVE 1 – PRESIDIO TRUST MANAGEMENT PLAN UPDATE

The PTMP Update Alternative is the baseline or “no-action alternative” that was evaluated in the Doyle Drive EIR/S and anticipated in the 2002 PTMP and 2010 Main Post Update to the PTMP.

- The PTMP Update Alternative would be an open, largely undifferentiated landscape that is planted primarily with native vegetation. The site would accommodate individuals and small groups.
- Paths would provide pedestrian north/south and east/west access.
- The Crissy Field Center (Building 603) would remain unchanged and the surrounding landscape would be largely native plants.
- The Observation Post (Building 211) would be reused for office space.

Key elements: Paths, expanse of native plantings, 35,270 square feet of building space, and 124 parking spaces

1.3.3 ALTERNATIVE 2 – PRESIDIO PARKWAY

Building on the analysis contained in the Doyle Drive EIS/EIR, the Presidio Parkway Alternative responds to the Doyle Drive Built Environment Treatment Plan and is consistent with the Doyle Drive Architectural Criteria Report.

- The Presidio Parkway Alternative would be an open and diverse landscape with differentiated areas that accommodate individuals, families, and groups of different sizes. The focal point of the alternative would be a large, wide promontory that accommodates larger groups for special events as well as informal gatherings. There would be a range of opportunities for interpretation and learning.
- A variety of paths would provide east/west and north/south access as well as different ways to traverse and scale the bluff.
- The Observation Post (Building 211) would be retained for public uses.
- The Crissy Field Center (Building 603) would be retained for youth programming and the adjacent landscape would be largely native plants.

Key elements: Gardens, lawns, and native plantings; visitor-serving plaza, central promontory with group fire pit, and areas to gather and sit; areas for programming; 35,270 square feet of building spaces; and 87 parking spaces.

1.3.4 ALTERNATIVE 3 – NEW PRESIDIO PARKLANDS (UNDERTAKING/PREFERRED ALTERNATIVE)

The New Presidio Parklands Alternative (Final Concept Design) is the “preferred alternative” developed by James Corner Field Operations (JCFO) in partnership with the parklands project team, and emerged from the design submitted during the “Imagine” phase and subsequent public input. Three concept designs responding to public input received to date have been coalesced into a single proposed design (undertaking), described below:

- The undertaking would support a range of group sizes as well as programs and experiences, from individual pursuits and small gatherings to larger social activities and special events, in diverse landscapes and settings.
- The Anza Esplanade would be extended to connect the Main Post to a Central Overlook, a central viewing and gathering point.
- The Observation Post (Building 211) would be demolished and replaced with the approximately 9,300 square-foot New Observation Post. The new building is conceived as an indoor-outdoor space ideal for shelter and events, including celebrations, ceremonies and meetings.
- A new plaza (Zocalo) would function as a main social and multi-functional arrival and gathering plaza between the Transit Center and the Visitor Center.
- A Cliff Walk would follow the edge of the embankment and connect visitors to the wider landscape.
- Three overlooks would be designed as simple, battered, cast-in-place concrete walls, resembling both the historic batteries along the coast and recently constructed overlooks in the Presidio.

- A Terraced Amphitheater stepping down from the Central Overlook would offer extraordinary Bridge views, provide space for gathering, orientation and programming, and connect the Central Overlook to the landscape below.
- A fully accessible Bluff Walk would traverse the embankment and connect the bluff top to Mason Street and the Learning Landscape. Stairs near the West Overlook would also connect down to the Learning Landscape.
- The Learning Landscape, which would include a renovated Crissy Field Center, new Field Station and Classroom buildings to house additional program space. The new buildings would not exceed 7,500 square feet in total and no single building would exceed 5,800 square feet.

Key elements: Lawns, gardens and meadows; pathways for strolling; nooks for seating and small gatherings; three overlooks; a central interpretive feature; 43,073 square feet of building space; and 53 parking spaces.

CHAPTER 2

IDENTIFICATION OF HISTORIC PROPERTIES

2.1 SAN FRANCISCO PRESIDIO NATIONAL HISTORIC LANDMARK DISTRICT AND APE

There are 778 contributing or eligible historic properties in the Presidio NHLD. These contributing resources and their character-defining features are described in the 1993 NHL form and in the draft 2008 NHL update.

The NHL criteria were established to assess properties of national significance that possess “exceptional value to the nation.” The NHL criteria for evaluation are more stringent than those for listing a property in the NRHP. Properties associated with important historic events, for example, must be outstandingly represented by that property to qualify as an NHL. NHLs that are important as collective entities must be shown to be important for their collective association with a nationally significant event, movement, or broad pattern of national development. If they include archaeological resources, such as the Presidio NHLD, those resources must be of major scientific importance. Furthermore, the NHL program was established to “encourage the long range preservation of nationally significant properties.”⁵

The description of historic properties in an FOE document typically includes information on the criteria for which each historic property is eligible, levels and periods of significance, property boundaries, and contributing and non-contributing elements. Among the variety of reports and studies prepared about the Presidio, the updated NHL documentation that the NPS prepared in 1993 provides a comprehensive source for this information.

The NPS’ 1993 NHL documentation, approved by the Keeper of the National Register, summarizes the Presidio NHLD’s significance criteria and level of significance as follows:

The Presidio of San Francisco possesses national significance under combined National Historic Landmark Criteria 1, 4, 5, and 6. The property is composed of a wealth of historic, architectural, and archaeological resources that collectively comprise a distinctive entity of exceptional historic significance (Criteria 4, 5, and 6) and whose archaeological study can amplify our understanding of those periods and peoples under-represented in the existing historical record. As a vast district entity, the Presidio possesses exceptional value in

⁵ Code of Federal Regulations, Title 36, Part 65.1 and 65.2; and National Park Service, “How to Apply the National Register Criteria for Evaluation,” National Register Bulletin 15 (Washington, D.C.: US GPO, 1991, updated through 2002), 50-51.

illustrating the history of the United States through its association with important historic events and its outstanding representation of patterns of national development through multiple periods (Criterion 1). (Similarly, the Presidio possesses national significance under combined National Register Criteria A, C, and D. Criterion C relates to the property's distinction as a district entity, and Criterion A relates to the district's association with events and broad patterns of history, and D relates to information potential for both historic and anthropological research to be found in the Presidio's historic archaeological resources.)⁶

The 1993 NHL documentation provides a seven-page summary statement of significance outlining the Presidio's history as the oldest Army installation in the American West and as one of the longest garrisoned posts in the country. More recently, the Presidio NHL's significance has been summarized as:

...its association with a number of important historic events and people related to Spanish-colonial California, the development of the American West, U.S. relations and cross cultural exchange with the Pacific Rim, and the growth and development of the United States Army. Its significance is further based on its unique ensemble of military architecture, fortifications, and landscape design from every major period from the Civil War on as well as archaeological resources that hold important information about the earlier historic and pre-historic use of the site.⁷

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The 1993 nomination states that the Presidio's period of significance is 1776-1945 and 1951. Section 7 (Description) and 8 (Statement of Significance) describe the development of the post as occurring in roughly eight historic eras: Spanish-Mexican Settlement, 1776-1846; Early United States Occupation, 1846-1860; Civil War, 1861-1865; Indian and Military Affairs, 1866-1890; and Nationalistic Expansion, 1891-1914; World War I, 1915-1918; Military Affairs between Wars, 1919-1940; and World War II, 1941-1945, and 1951 because of the important military pacts signed on post that year.⁸ The nomination discusses which historic themes and sub-themes are significant under NHL Criteria 1, 5, and 6 for the Presidio's association with important events, as an important collective entity, and for its archaeological/anthropological importance.

The draft 2008 Update proposes to extend the period of significance to 1958, and identifies 110 resources as eligible as contributors to the NHL (105 buildings, 11 structures); the resources are primarily Cold War-era housing located in the Baker Beach, East Washington and Upper Portola residential neighborhoods. Cold War-era resources identified under the 2008 Update within the APE include buildings 385 and 386 (Main Post) and 924,

⁶ NPS, "Presidio... Registration Forms," 8-7.

⁷ Presidio Trust, "Principles for the Future: A Cultural Landscape Assessment of the Main Post," September 2002, 2.

⁸ NPS, "Presidio... Registration Forms," 4 to 10, 7-61 to 7-162, and 8-1 to 8-7.

649 and 644 (Crissy Field). The 2008 document only analyzed changes to the Presidio from 1945-1994; it did not examine resources or historic periods prior to 1945 for re-evaluation.⁹

The Presidio NHLD contains approximately 1,500 acres. The boundary justification for the Presidio NHLD is as follows:

The historic district of the Presidio of San Francisco is composed of those lands referred to as the military reservation of the Presidio, including the lands of the historic Marine Hospital west of Mountain Lake, which was originally a part of the military reservation. Offshore submerged lands are also included because of location of shipwrecks and historic wharves, docks, and refuse disposal. The boundary chosen constitutes the lands altered and developed historically by the military units that have been stationed at the Presidio, or by specific allowed civilian or other agency activities approved through the military command.¹⁰

The Presidio NHL is a district that encompasses “forested hills and winding roads” of a large military reservation that stands in sharp contrast to the nearby densely developed urban neighborhoods of San Francisco. In general, the district is made up of several areas of historic development, including the Main Post, the Letterman Hospital area, the San Francisco National Cemetery, Fort Winfield Scott, Crissy Field, Fort Point National Historic Site, and Fort Point U.S. Coast Guard Station. Since becoming a national park, the NPS and the Trust have organized the Presidio into park planning districts that are based on these historic areas.¹¹

The Presidio NHLD has a high degree of visual unity that reinforces its historical importance and displays the continuity that the district had maintained throughout its long period of significance. The contributing elements of the district have historically been designed to respond to the topography of the site, including the curving alignments of Presidio roads and trails, the creation of the historic forest, and placement of buildings and structures. Various periods and styles of architecture are reflected in the contributing buildings, structures, objects, and sites of the Presidio NHLD, but generally speaking “... the architecture is unified by the military’s basic and straightforward approach to construction and design. This approach generally tended toward formal symmetry and eschewed excessive ornamentation.

The 1993 NHL documentation prepared by the NPS identified the Presidio as a designed landscape, provided a description of its development, and listed some landscape characteristics as contributing features. However, this

⁹ The Trust is planning a comprehensive update to its NHL forms, which will integrate the Cold War-era supplement into the 1993 forms, along with any newly eligible resources, beginning in the fiscal year 2016.

¹⁰ NPS, “Presidio... Registration Forms,” 10.

¹¹ NPS, “Presidio... Registration Forms,” 7-2 and 7-3.

documentation acknowledged that the 1993 update was “an initial effort to identify and explain contributing landscape features.”¹² Other NPS studies focused on the cultural landscape of the Presidio, such as the 1992 Cultural Landscape Report – Phase One Priority Areas, and informed planning efforts for the General Management Plan Amendment (GMPA, 1994) and ultimately the PTMP. A Cultural Landscape Assessment was prepared in 2002 to augment and update the NPS information so that the architectural portion of the Presidio’s cultural landscape would be more completely described and any potential effects could be more accurately determined.¹³ Since 2002 additional cultural landscape studies were prepared for focused areas within the Presidio, the most germane to this FOE include the Main Post Cultural Landscape Report (2012), West of Main Parade: Focused Cultural Landscape Report (2011), Fill Site 6A Cultural Landscape Report (2005), Tennessee Hollow Cultural Landscape Report (Draft), and the Quartermaster Reach Cultural Landscape Analysis and Treatment Recommendations (2007). Treatment recommendations from the 2012 Main Post CLR have been incorporated into the draft supplemental guidelines attached to this document.¹⁴

2.1.1 INTEGRITY ASSESSMENT OF PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT AND AREA OF POTENTIAL EFFECT

The buildings, cultural landscape and archaeological features of the Presidio NHLD retain their integrity to varying degrees and reflect the actions of the militaries of three nations during the period of significance from 1776 to 1945. The Presidio retains integrity of location and setting; the park is today differentiated from the surrounding urban environment of San Francisco, overlooking the Bay and Golden Gate from a promontory of land selected by Spanish explorers in the 18th century.

In the built environment, the Presidio retains the essential hierarchies associated with a military post. These include the ceremonial relationships between built and open space, and an overall organization according to Army activities, such as barracks buildings fronting parade grounds. The historic forest planted by the Army beginning in the 1880s is under restoration and is being maintained, while landscaped areas have been rehabilitated in most residential neighborhoods and along primary circulation routes. Architecture throughout the

¹² NPS, “Presidio... Registration Forms,” 7-16.

¹³ It should be noted that the term “cultural landscape” has been used in this report since it is generally accepted to include all the various “types” of historic landscapes: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes (Birnbaum and Peters 1996:4).

¹⁴ In addition to the 2002 Cultural Landscape Assessment for the Main Post, the Presidio Trust has prepared CLA’s for several other areas and districts within the NHLD, including Fort Scott, the Public Health Service Hospital District, Mountain Lake, Fill Site 6A, Quartermaster Reach, Tennessee Hollow, and the Cavalry Stables.

Presidio today reflects the changes in military design, materials and workmanship from the 1860s to the 1980s. Since 1994, approximately two-thirds of the contributing structures in the NHLD have been rehabilitated according to the Secretary's Standards for the Treatment of Historic Properties.¹⁵ Because the Presidio no longer functions as an active military base, most of these rehabilitations have been adaptive reuse projects.¹⁶ Areas of change since 1994 have been concentrated in Crissy Field and Letterman Hospital Complex and the Public Health Service Hospital district. The Doyle Drive/Presidio Parkway Corridor in general, and the project site in particular, have experienced high levels of change since the project began in 2008 due to demolition of contributing buildings and structures, and alterations to the cultural landscape.¹⁷

2.2 THE EVOLUTION OF THE PRESIDIO WITHIN THE AREA OF POTENTIAL EFFECT

The Area of Potential Effect (APE) is comprised of some of the oldest areas of development within the Presidio with contributing resources that include roadways, landscapes and buildings in a range of styles, construction and use. The APE encompasses the Main Post and extends south and east to include the Crissy Field waterfront, the Halleck Street Corridor and the former Letterman Hospital Complex.

Historically, the area that is now Crissy Field consisted of an extensive tidal marsh at the base of the bluffs. A seasonal creek drained the plateau on which the Main Post now sits, flowing northeast into the marsh near where present-day building 603 now stands. This ecologically rich area provided bountiful resources for the Ohlone people of the area, who were called Yelamu in the northern peninsula.

With the arrival of the Spanish in 1776, the transformation of the area by non-native hands began, first with the establishment of the adobe fort in today's Main Post, and later by large-scale earth moving activities near the original fort and along the waterfront under the US Army. The earliest periods are legible in the Main Post's original rectilinear organizational structure of buildings organized around open spaces, beginning with a defensive quadrangle of buildings organized around a *plaza de armas*, or parade ground, established by the Spanish colonial party in 1776. The development of the Main Post after the American takeover in 1846 followed the original Spanish geometry and orientation toward the bay.

¹⁵ All subsequent mention of the "Secretary's Standards" will refer to the Secretary's Standards for the Treatment of Historic Properties, unless otherwise noted.

¹⁶ "Adaptive reuse" is the process of establishing a new program for a building while retaining its original form and historic features, and can be made to conform to Standard 1 of the Secretary of the Interior's Standards for Rehabilitation. Although criteria iv of the examples of adverse effects specifically mentions "use" adaptively reusing a building within the Secretary's Standards avoids an adverse effect determination.

¹⁷ For a synopsis of how the project area has changed over time, refer to pages 9-20 of the attached supplemental guidelines.

The first significant and lasting extension of the colonial plaza under the American flag was the development of the Funston Avenue Officers' Quarters (buildings 4-16) and Civil War Barracks (buildings 86, 87 remain). By 1870, a roadway (the future Lincoln Boulevard) had traversed the northern end of the site, marking what would soon become the northern limit of the Main Parade. The Army populated the area between the road and the edge of the bluff with stables and other utilitarian structures.

Construction of the Montgomery Street barracks (Buildings 100-106) began in 1893. These 48,000 square foot structures were sited adjacent to a stream ravine that was filled to create a drill field known as the Main Parade and an expanded stables area to the north. The buildings included in this district primarily served residential (barracks and homes), community (chapels, entertainment, officers and enlisted clubs, gymnasiums), and administrative functions.

From the beginning of the American period (1846), when the wharf was moved to the east of the early Spanish-era anchorage, to the 1890s, the area between Lincoln Boulevard and the waterfront contained service buildings, stables, temporary structures and transportation/shipping infrastructure. In the first two decades of the 20th century, many of the densely built utilitarian buildings on the upper bluff (between Lincoln Boulevard and the bluff edge) were replaced by purpose-built, formalized structures with clear hierarchies (such as the guardhouse (210), fire station (218) and administration/training building (220)). During the same period, the land between the bluff edge and the waterfront continued to serve more ad-hoc, temporary functions, such as stables, part of the Panama Pacific fairgrounds, and barracks for soldiers preparing for World War I.

In the early twentieth century, the Army began filling the slough, enabling the relocation of the stables and other back-of-house functions from the upper bluff to the lower waterfront. Like the waterfront, the Halleck Street service corridor, which connected the bluff and the waterfront, had been considered a more integral part of the Main Post until the end of the nineteenth century. A rail line that aligned with the north end of Funston Avenue and the extension of Halleck Street to the Presidio pier served as a transition from the formal Main Post on top of the bluff to the more utilitarian service and transportation area below.

In 1898, east of the Halleck Street corridor, situated at the main entrance to the Presidio, the U.S. Army established the Letterman Hospital which provided medical services to soldiers for almost a century. The original hospital complex included hospital wards, clinics, offices, warehouses, and ancillary buildings and an orthogonal street layout create the district's distinct urban character. As the Letterman Hospital complex and its service district (centered on Thornburgh Road and Gorgas Avenue) developed, the east side of Halleck Street, along with Buildings 204 (demolished) and 201 (partially demolished and relocated), became more aligned with these utilitarian areas, and less connected to the residential and administrative functions of the Main Post. This shift

completed the formalization of the Main Post's northern boundary as the west side of Halleck Street, sweeping around to the edge of the bluff north of Building 211 (built 1968).

The 1915 Panama Pacific International Exposition (PPIE) brought sweeping change to Crissy Field and the lands adjacent to the Letterman Hospital, constructing a vast, temporary "city" of exhibit halls, as well as a racetrack. Taking place on filled lands, the PPIE featured an open, axial layout of freestanding pavilions organized around the dome of the Palace of Fine Arts, the only landmark structure from the fair that still stands today. The onset of World War I cut the Exposition short, and its buildings were replaced with a large cantonment of barracks. Infrastructure, including a rail line along Mason Street and associated warehouses, connected the Presidio to Fort Mason and the Port of San Francisco during this time.

The U.S. Army constructed clusters of wood-frame warehouses along Gorgas Avenue and the side of Mason Street at the northeastern corner of the Presidio, between 1917 and 1919 when the Presidio was becoming a major supply depot. These warehouses were served by the same belt railway which entered the Presidio at the Marina Gate, then turned into the historic Letterman Hospital complex on Gorgas Avenue. The rail lines in Mason Street remained in service until 1979, when the U.S. Army ceased rail-based shipping operations through the Marina Gate.

In 1921, as part of the development of the Crissy Air Field, the Army constructed an airfield and support buildings, including hangars, housing and warehouses at the west end of Mason Street. However, this use was short-lived and Crissy Field closed as an active airfield in 1936 due to treacherous flying conditions and advances in military aviation. It was at this time that construction of Doyle Drive separated the waterfront from the Main Post, limiting the visual and physical connections between the ceremonial landscapes of the upper bluff and the light industrial functions of the waterfront. By 1941, the Mid-Crissy area largely consisted of motor pool, storage and warehouse buildings (including today's building 603), many of which remained until the 1980s.

The present-day organization of the Mid-Crissy area largely dates to 1989, when the remaining motor pool buildings were removed, and the Commissary (Building 610, now Sports Basement) and associated parking were constructed. Similarly, the northern Main Post current use as a transit hub, parking and services area largely dates to the late 1960s, when the booming civilian population working on-post necessitated dining options for non-service people, and transit infrastructure for commuters. The site of the former Letterman Hospital was redeveloped in the 1960s for the Letterman Army Medical Center and the Letterman Army Institute of Research. By 1980, about two-thirds of the original hospital complex had been demolished, and the courtyard had been turned into a parking lot.

With the transfer of the Presidio from the Army to the National Park Service and the Presidio Trust in the 1990's, contributing resources in the APE have benefitted from rehabilitation and adaptive re-use projects in efforts to

revitalize the former military base for public use. The combined efforts of the two agencies and their partners have led to the successful rehabilitation of hundreds of buildings, multiple landscapes, infrastructure systems and natural resources. These agencies have carefully adapted a former military post to accommodate the new needs and goals of this unique National Park.

In 2011, Caltrans demolished the Marina Viaduct and elevated on ramps to the south and west of the warehouses as part of the replacement of Doyle Drive with the new Presidio Parkway (anticipated completion in 2016). Additional losses of integrity associated with the removal of Doyle Drive include the demolition of contributing Building 204 (1896), the alteration or removal of contributing roadways including grade changes at Halleck Street, the widening and extension of Girard Road, and the removal Bank Street; and the partial deconstruction and move of contributing Building 201. The Presidio Parkway project also resulted in the demolition of several non-contributing resources including Buildings 231, 606 and 605, and the introduction of two new tunnels and reconstructed bluff-like landform, on which the majority of the project site sits.

Since 1994, approximately two-thirds of the historic buildings and structures in the Presidio have been rehabilitated and occupied, resulting in the successful re-use of former military buildings for housing, non-profit agencies, commercial offices, educational facilities and housing. Within the APE, such efforts include the rehabilitation of building 50, the Presidio's oldest building, along with rehabilitation of former barracks, World War I warehouses, Depression-era administrative buildings and ceremonial landscapes. Such work has helped to preserving resources while continuing the story of the Presidio. See chapter 3 for a list of cumulative projects considered under this evaluation.

2.2.1 INTEGRITY ASSESSMENT OF THE AREA OF POTENTIAL EFFECT

In order to arrive at an overall integrity statement for the APE, the seven criteria identified by the National Register for considering the integrity of a property are addressed in this document: location, design, setting, materials, workmanship, feeling, and association.

Looking at the APE from the perspective of the current moment, the integrity of the site for its total history varies, with the greatest integrity found in the Main Post, moderate integrity east of the Main Post at the site of the former Letterman Hospital, and lower integrity found along the waterfront at Crissy Field. The majority of the project site, however, has very low integrity, due to major alterations brought about by the Presidio Parkway project.

Integrity is assessed in "real time" or as the property exists now in relationship to its period of significance. However, each successive period of development in the growth of the Presidio through more than two centuries affected the integrity of the earlier periods.

After the Presidio transferred from the Army in 1994, projects have conformed to the Secretary of the Interior's Standards for the Treatment of Historic Properties, and have largely avoided diminishment of the landmark's integrity, with the exception of reconstruction of Doyle Drive, which adversely affected the NHL. An overall integrity assessment for the APE, using the aspects of integrity, follows:¹⁸

Design, Materials, and Workmanship

The APE is a repository of the changing designs, the evolving methods of construction, and the craftsman's building arts for each period of the Presidio's development. While the majority of Spanish and Mexican period resources have been removed, the evidence of design, construction materials, and workmanship can be found in the orthogonal layout of the *plaza de armas*. Building materials favored by the military for their permanence and utilitarian character (such as wood, brick and concrete) have either been retained or carefully restored. Large parts of the 1899 Letterman Hospital complex were removed by the U.S. Army in the 1960s-70s, in addition to cantonments of World War II temporary-type and waterfront industrial buildings in the 1980s-2000s. Despite the removals, taken as a whole, the integrity of the APE in exhibiting its entire period of significance is high.

The integrity of the APE's design as an Army post remains intact even though individual structures or landscape elements have been changed or removed. Established by the location, layout, and orientation of El Presidio, the Main Post site plan still conveys the development of the Presidio through the period of significance. The overall design of the Main Post reflects military planning. It aligns along an axis that has the former headquarters building (now the rehabilitated Officers' Club) at the head, support structures at the foot, and each side flanked by housing and barracks. The spatial relationship between open spaces and buildings remains largely intact as does the grid of streets that connect these elements. The expansion of the Main Post under the American flag resulted in a mix of formal spaces and utilitarian needs along the northern waterfront, within the Crissy Field, Letterman Hospital Complex and in the Halleck Street corridor. Though uses changed in buildings throughout the period of significance and to the present day, the original building use is reflected in the standard military architecture.

The integrity of workmanship remains high within the APE with many original buildings, construction details, and materials intact. The removal of certain defining landscape features, structures and buildings since 1994, particularly the reconstruction of Doyle Drive and removal of some buildings, have diminished the level of workmanship within the APE. However, the removal of features with poor design and materials, such as the paving at both Crissy Field and the Main Parade, and the incompatible Letterman Army Hospital Center, have improved the overall levels of workmanship within the APE. Furthermore, as a rule, replacement features

¹⁸ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (1995), p. 44.

including the new Presidio Parkway, new Main Parade Ground and rehabilitated Crissy Field were carefully designed to complement, not detract, from the overall National Historic Landmark District. Therefore, with the retention of original buildings and landscapes and thoughtful rehabilitation of insensitive features within the APE, the resulting workmanship of the area exhibits greater cohesion of the defining features within the Presidio.

Location and Setting

The integrity of the location of the APE is high. The military of *Nueva España* or New Spain settled at the entrance of the Golden Gate for defense purposes. Under the American Flag, this strategically important military outpost expanded development from the Main Post, establishing rail lines, a light-industrial sector, an airfield and a hospital district. Though this early settlement has greatly expanded from its beginnings as a Spanish outpost, the APE retains its important location overlooking the Golden Gate and the San Francisco Bay. The Presidio remained the command center for the U.S. Army in the Pacific for much the same reason. Though San Francisco has grown up around the Presidio, it remains distinct from the city; the strategic location of the post within the APE can still be discerned whether looking from the Presidio to the Bay or from the Bay to the Presidio.

During the Period of Significance, the U.S. Army modified the setting of the APE by planting trees, leveling hills and filling streambeds and sloughs. More recently, the replacement of Doyle Drive has and will alter some relationships, particularly the removal of the bluff face between Main Post and Crissy Field, the alteration of some roadways, and the demolition of contributing structures. However, since the base closed, essential features such as topography, the historic forest, landscaped areas, water systems and native plant communities remain or have been enhanced, tying together the many disparate building programs, and in many ways sustaining the overall integrity of the APE's location and setting.

Feeling and Association

The integrity of the feeling of the Main Post as a military post and its association as the site of a long and important military history are high as well, although many of the changes that occurred towards the end and after the period of significance, especially the paving of the Main Parade Ground (later partially rehabilitated in 2011), the paving of Crissy Field, and the demolition of buildings, have obscured some of the Presidio's features. In large part, the buildings and landscapes of the APE retain the character of their origins as a powerful hub of military activity.

Although the Army's departure in 1994 reduced the level of activity at the Presidio, the APE historically was a bustling area, with residential, recreational and administrative activities at all hours. Its collection of military structures, representing different styles from the Civil War to the Cold War, convey to an observer a connection with the Army command that presided over the Spanish American War and two world wars, and with the soldiers

that supported these efforts. While little remains to allow an observer to connect with the Spanish and Mexican history at the Presidio, the archaeological remains of El Presidio are largely intact; building patterns and the street alignments have also remained relatively intact throughout the period of significance and can be interpreted for the visitor to help describe the history of the post.

Based on this analysis and the National Register Bulletin's guidance, the Presidio at the time of transfer in 1994 "retain[s its] integrity as a whole, [since] the majority of the components that make up the district's historic character...possess integrity." However, within the much smaller project site, the level of integrity is quite low due to the removal of historic resources and alterations to the cultural landscape.

Archaeological Resources

The archaeological resources of the Presidio are not readily observable. Therefore, Trust archaeology staff and their consultants performed a series of investigations between January and December 2008 to characterize some of the predicted features identified in the 1993 NHL Update to better inform the decision-making process. This effort included a review of the information contained in the 1993 Update and 2008 NHL Update, new archival research, geographic information system (GIS) analysis, and geo-archaeological assessments of Presidio soils and sediments.

With a few minor exceptions, the identification of resources provided in the 1993 Update, and refined by the 2008 Update and subsequent research has proved to be reliable and very useful for both planning and preservation. Some of the contributing features are still "predicted" while others have since been verified. Because contributing status for these features has previously been established – and due to the reliability of the predictions – the Trust assumes that, unless contrary data exists, the features identified by the NPS in 1993 retain integrity (Figure D). Relying on this assumption is preferable to destructive testing to evaluate their integrity.

General research into the history and development of the Presidio - and especially the Main Post - has been ongoing since 1993, and will continue. The Presidio Parkway project conducted some limited identification efforts within their construction area, which helped to refine the boundaries of the Quartermaster Dump site and characterize potential prehistoric deposits. No prehistoric deposits have been encountered during the freeway work to date; the southern portions of the Quartermaster Dump site will be covered by fill during the Presidio Parkway's reconstruction of the Main Post bluff landscape feature.

2.3 HISTORIC PROPERTIES IN THE AREA OF POTENTIAL EFFECTS

All identified contributing resources in the APE (Figure C), including buildings identified by number and period of construction are listed below. They are listed by: 1. Contributing resources with no potential to be affected by the undertaking (250 resources), 2. Resources with the potential to be directly affected by the undertaking (one

building and three archaeological sites), and 3. Resources with the potential to be indirectly affected by the undertaking (19 buildings, Main Parade and one road). These are identified in Tables 2.3.1, 2.3.2, and 2.3.3. There are also 26 non-contributing buildings or structures in the APE, listed in Table 2.3.4.

The contributing resources are listed as described in the 1993 National Historic Landmark Registration Form and 2008 Update. The narrative descriptions follow in the sections of text below describes the buildings with the potential to be directly and indirectly affected. The descriptions were taken directly from the 1993 NHL Update; with modifications made to reflect current conditions.

2.3.1 LIST OF CONTRIBUTING RESOURCES IN THE APE WITH NO POTENTIAL TO BE AFFECTED (BUILDINGS ARE LISTED BY NUMBER AND STRUCTURE NAME, WITH DATE OF CONSTRUCTION NOTED)

Number, Structure or Archaeological Feature Name (Date)

- | | |
|--|--|
| 2 – Post Hospital (1864) | 45 – Chapel of Our Lady (1964) |
| 3 – Temporary Barracks (1942) | 47 - Garage (1940) |
| 4 – Officer Quarters (1879) | 48 - Garage (1940) |
| 5 – Officer Quarters (1862) | 49 – Officer Family Housing (1882) |
| 6 – Officer Quarters (1862) | 50 – Officers’ Club (c1776-1847) |
| 7 – Officer Quarters (1862) | 51 – Officer Quarters (1889) |
| 8 – Officer Quarters (1862) | 53 – Water Pressure Reducing Station (1910) |
| 9 – Officer Quarters (1862) | 56 – Officer Quarters (1885) |
| 10 – Officers’ Family Housing (1862) | 57 – Officer Quarters (1885) |
| 11 – Officers’ Family Housing (1862) | 58 – Officer Quarters (1885) |
| 12 – Officers’ Family Housing (1862) | 59 – Officer Quarters (1885) |
| 13 – Officers’ Family Housing (1862) | 64 – Officer Quarters (1889) |
| 14 – Officers’ Family Housing (1862) | 65 – Officer Quarters (1893) |
| 15 – Officers’ Family Housing (1862) | 67 – Main Telephone Exchange (1919) |
| 16 – Officers’ Family Housing (1862) | 68 – Emergency Generator (1955) |
| 35 – Enlisted Men’s Barracks and Mess Hall (1912) | 95 – Magazine (1863) |
| 37 – Administration Building (1941) | 96 – Tennis court west of Arguello (1936) |
| 38 – Enlisted Men’s Barracks and Mess Hall (1940) | 97 – Red Cross Building (1942) |
| 39 – Enlisted Men’s Barracks and Mess Hall (1940) | 99 – WPA Theater (1939) |
| 40 – Bachelor Officer Quarters (1941) | 107 – Switching Station (1911) |
| 41 – Bachelor Officer Quarters (1941) | 108 – Storage Building, Electricians Shop (1940) |
| 42 – Pershing Hall, Bachelor Officer Quarters (1904) | 113 – Garage (1940) |
| 44 – Garage (1940) | |

- 116 – Post Trader, Post Exchange, Quarters, Administration/Office (1885)
- 118 – Garage (1940)
- 122 – Gymnasium (1904)
- 123 – Garage (1930)
- 124 – Enlisted Family Quarters (1909)
- 125 – Enlisted Family Quarters (1909)
- 126 – Enlisted Family Quarters (1909)
- 127 – Enlisted Family Quarters (1931)
- 128 – Enlisted Family Quarters (1931)
- 129 – Enlisted Family Quarters (1931)
- 130 – Chapel (1932)
- 135 – NCO Club (1949)
- 222 – Warehouse (1910)
- 224 – Flammable Storage (1940)
- 225 - Storehouse (1910)
- 325 – 30th Infantry Officer Quarters (c1910)
- 326 – 30th Infantry Officer Quarters (c1910)
- 327 – 30th Infantry Officer Quarters (c1910)
- 328 – 30th Infantry Officer Quarters (c1910)
- 329 – 30th Infantry Officer Quarters (c1910)
- 330 – 30th Infantry Officer Quarters (c1910)
- 331 – 30th Infantry Officer Quarters (c1910)
- 332 – 30th Infantry Officer Quarters (c1910)
- 333 – 30th Infantry Officer Quarters (c1910)
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- 336 – 30th Infantry Officer Quarters (c1910)
- 337 – 30th Infantry Officer Quarters (c1910)
- 338 – 30th Infantry Officer Quarters (c1910)
- 339 – 30th Infantry Officer Quarters (c1910)
- 340 – 30th Infantry Officer Quarters (c1910)
- 341 – 30th Infantry Officer Quarters (c1910)
- 342 – 30th Infantry Officer Quarters (c1910)
- 343 – 30th Infantry Officer Quarters (c1910)
- 344 – 30th Infantry Officer Quarters (c1910)
- 344 – 30th Infantry Officer Quarters (c1910)
- 345 – 30th Infantry Officer Quarters (c1910)
- 375 - Garage (1939)
- 376 - Garage (1939)
- 377 - Garage (1939)
- 378 - Garage (1939)
- 379 - Garage (1939)
- 380 - Garage (1939)
- 381 - Garage (1939)
- 382 - Garage (1939)
- 383 – Garage (1939)
- 384 – Tennis courts inside Infantry Terrace loop (1939)
- 385 – Post Exchange (1955)
- 386 – Post Library (1958)
- 558 – Post Exchange and Restaurant (1920)
- 559 – Comfort Station (1940)
- 603 – Commissary (Photo Lab) (1939)
- 631 – Ammunition Magazines (1935)
- 632 – Ammunition Magazines (1935)
- 635 – Battery Blaney [structure] (1901)
- 636 – Battery Sherwood [structure] (1900)
- 640 – Hangar, Warehouse (1928)
- 641 – Latrine, Office (1928)
- 643 – Aircraft Hangar (1923)
- 644 – Unit Motor Pool (1951)
- 645 – Sewage Pump House (1949)
- 649 – U.S. Army Reserve Center (1951)
- 650 – Stilwell Hall: Enlisted Barracks with Mess (1921)
- 654 – Guard House (1921)
- 661 – Stables for 102 Animals (1913)
- 662 – Stables for 102 Animals (1914)
- 663 – Stables for 102 Animals (1914)
- 667 – Stables for 102 Animals (1914)
- 668 – Stables for Veterinary Hospital (1914)
- 669 – Animal Crematory/Post Incinerator (1936)
- 671 – Storage (1939)
- 680 – Electrical Substation (1908)
- 681 – Barracks (1923)

- 682 – Enlisted Barracks and Mess (1902)
 683 – Day Room (1923)
 920 – Motor Repair Shop (1921)
 922 – Transformer Vault (structure) (1921)
 923 – Transformer Vault (structure) (1921)
 924 – Engineer Field Maintenance (1958)
 926 – Hangar (1921)
 927 – Transformer Vault (structure) (1921)
 929 – Gas Pump House (1921)
 931 – Armorer's Building (1921)
 933 – Dope Shop and Boiler Houses (1921)
 934 – Motor Test Building (1921)
 935 – Aero Storehouse (1921)
 936 – Transformer Vault (structure) (1921)
 937 – Hangar (1921)
 945 – Grease Rack (structure) (1921)
 1000 – Officers' Quarters (1902)
 1001 – Officers' Quarters (1902)
 1002 – Officers' Quarters (1908)
 1003 – Officers' Quarters (1908)
 1004 – Officers' Quarters (1908)
 1007 – Barracks (1901)
 1008 – Ward, 76 Beds (1931)
 1009 – Ward, 80 Beds (1930)
 1012 – Ward, 76 Beds (1931)
 1013 – Ward, 22 Beds, Receiving Office (1933)
 1014 – Outpatient Clinic (1924)
 1016 – Administration Building (1899)
 1040 – Power House (1900)
 1047 – Laundry (1914)
 1050 – Ward, 80 Beds (1918)
 1051 – Detention Ward (1909)
 1056 – Animal House (1910)
 1059 – Storage For Combustibles (1915)
 1060 – Medical Surgical Warehouse (1916)
 1061 – Acid Storage (1938)
 1062 – Quartermaster Shops (1922)
 1063 – Medical Supply Warehouse (1941)
 1076 – Letterman Complex Ambulance Garage (1938)
 1151 – Indoor Swimming Pool (1945)
 1152 – Gymnasium (1945)
 1160 – Warehouse (1940)
 1161 – Warehouse (1919)
 1162 – Warehouse (1919)
 1163 – Warehouse (1919)
 1167 – Warehouse (1919)
 1169 – Warehouse (1919)
 1170 – Warehouse (1919)
 1182 – Warehouse (1917)
 1183 – Warehouse (1917)
 1184 – Warehouse (1919)
 1185 – Warehouse (1917)
 1186 – Warehouse (1919)
 1187 – Warehouse (1919)
 1188 – Warehouse (1919)
 1901 – Officer-in-charge quarters, USCG (1890)
 1902 – Boathouse, USCG (1890)
 1903 – Boathouse and quarters (1919)
 1907 – Shop/garage, USCG (1940)
 Battery Baldwin (1903)
 Battery Slaughter (1900)
 Quartermaster Complex (Archaeological Site)
 Quartermaster's Dump (Archaeological Site)
 Stream Ravine Dump Area (Archaeological Site)
 El Presidio de San Francisco (Archaeological Site)
 Spanish Cemetery (Archaeological Site)
 Old Post Cemetery (Archaeological Site)
 Civil War Barracks, Kitchens & Shops (Archaeo. Site)
 Funston Avenue Officer's Quarters (Archaeo. Site)
 Post Hospital and Meteorological Stn. (Archaeo. Site)
 Non-Commissioned Staff Quarters (Archaeo. Site)
 Laundresses and Enlisted Men's Quarters
 (Archaeological Site)
 Sultry (Archaeological Site)

Stream Ravine Dump Area (Archaeological Site)
Quartermaster Complex (Archaeological Site)
Main Post Water Control (Archaeological Site)
Laundress' Quarters (Archaeological Site)
Battery Baldwin, Slaughter, Sherwood and Blaney
(Archaeological Site)
Quartermaster Dump (Archaeological Site)
Ohlone Shellmound (Archaeological Site)
Anza Street (1864)
Arguello Boulevard (1883)
Barnard Avenue (1880)
Battery Blaney Road (1900)
Bliss Road (1941)
Clark Street (1932)
Cowles Street (1912)
Crissy Field Avenue (1920)
Deems Road (1942)
Edie Road (1902)
Fisher Loop (1912)
Funston Avenue (1862)
General Kennedy Avenue (1902)
Gibbon Court (1942)
Girard Road (1902)
Gorgas Avenue (1920)
Graham Street (1846)
Halleck Street (1885)
Hamilton Street (1941)
Hoffman Street (1920)
Incinerator Road (1912)
Infantry Terrace (1909)
Kendall Street (1941)
Keyes Avenue (1940)
Lincoln Boulevard (1870)
Livingston Street (1941)

Lombard Street (1880)
MacArthur Avenue (1902)
Martinez Street (1941)
Mesa Street (1862)
Mauldin Street (1941)
McDonald Street (1941)
McDowell Avenue (1912)
Montgomery Street (1880)
Moraga Avenue (1846)
Old Mason Street (1920)
Ord Street (1912)
O'Reilly Avenue (1912)
Park Boulevard (1870)
Patten Road (1912)
Pearce Street (1941)
Pena Street (1940)
Pennington Street (1941)
Presidio Boulevard (1862)
Richardson Avenue (c1937)
Riley Avenue (1912)
Rodrigues Street (1902)
Schofield Road (1920)
Sheridan Avenue (1920)
Sibley Road (1932)
Taylor Road (1895)
Thomas Avenue (1909)
Thornburg (1912)
Torney Avenue (1912)
West Broadway (1912)
West Halleck (1880)
West Pacific Avenue (1900)
F22 – Main Post Water Control (1866-1890)
A:6 – Old Post Cemetery (1846-1890)

2.3.2 LIST OF CONTRIBUTING RESOURCES WITHIN THE APE WITH THE POTENTIAL TO BE DIRECTLY AFFECTED (LISTED BY NUMBER AND STRUCTURE NAME, WITH DATE OF CONSTRUCTION NOTED)

Number, Structure or Archaeological Feature Name (Date)

603 – Commissary (Photo Lab) (1939)	Quartermaster’s Dump (Archaeological Site)
Quartermaster Complex (Archaeological Site)	Stream Ravine Dump Area (Archaeological Site)

2.3.3 CONTRIBUTING RESOURCES WITHIN THE APE WITH THE POTENTIAL TO BE INDIRECTLY AFFECTED (LISTED BY NUMBER AND STRUCTURE NAME, WITH DATE OF CONSTRUCTION NOTED)

Number, Structure or Archaeological Feature Name (Date)

36 – Artillery Barracks/Military Police Offices (1885)	201 – Exchange Store (1896)
86 - Barracks (1862)	210 – Guard House (1900)
87 – Barracks (1862)	218 – Fire Station (1917)
94 – Main Parade Ground (1893)	220 – Baker’s & Cook’s School and Barracks (1939)
100 – Enlisted Barracks (1909)	223 – Warehouse (1897)
101 – Enlisted Barracks (1895)	227 - Warehouse (1897)
102 - Enlisted Barracks (1896)	228 - Bakery (1909)
103 – Enlisted Barracks (1896)	229 - Bakery (1897)
104 – Enlisted Barracks (1897)	Halleck Street (1885)
105 – Enlisted Barracks (1897)	
106 – Band Barracks (1909)	

2.3.4 NON-CONTRIBUTING BUILDINGS WITHIN THE APE (LISTED BY NUMBER AND STRUCTURE NAME, WITH DATE OF CONSTRUCTION NOTED)

Number, Structure Name (Date)

30	Transformer [structure] (1958)	114	Transformer [structure] (1959)
62	Transformer [structure] (1971)	119	Storage shed (c1970s)
63	Concrete gymnasium (1971)	120	Storage shed (c1970s)
70	Electric substation (1970)	211	Cafeteria [Burger King] (1968)
93	Bowling alley (1989)	215	Transit Center (2005)

387	Child care center (1988)	1199	Crissy Field Center (Area A) (2009)
610	Commissary (1989)	1909	Storage, USCG (Area A)(c1960)
653	Refrigeration warehouse (1965)	1916	Entrance Gate, USCG [structure; not counted] (Area A)(c1950)
666	Dog kennels [structure] (1965)	1914	Picket Fence, USCG [structure; not counted] (Area A)(c1950)
684	Transformer vault [structure] (c1980s)	N/A	East Beach/Crissy Field Bathroom (Area A) (c1999)
925	Transformer enclosure [structure] (1959)	N/A	1 Letterman Dr. Lucas Digital Arts Center (2005)
1027	Garage and storage (c1980s)		
1028	Women's barracks (1976)		
1029	Medical barracks (1929)		
1089	Cooling tank [structure] (1965)		

2.3.5 CONTRIBUTING RESOURCES IN THE APE WITH THE POTENTIAL TO BE DIRECTLY AFFECTED

603 Commissary and Photo Lab (1939)

Erected with Works Progress Administration (WPA) funds in 1939 for \$61,400 as a commissary and warehouse. In the 1947, this two story building was converted into a photographic laboratory and audiovisual center which led to substantial interior alterations. A 70-seat auditorium was installed in 1966. In 1999, the Conservancy rehabilitated the building as their new Crissy Field Center. The rehabilitation of the building led to the removal and replacement of the added structure on the north side loading dock and the creation of a second story deck atop of the new structure. The 2001 scope of work also included a new interior stair connecting the first and second floors at the north side of the building, new partitions, new finishes throughout, new bathroom and elevator core in the southeast corner of the building, and the enlargement of several windows to accommodate new doors.

The building measures roughly 60' x 105' in plan and is of concrete-block construction. The gable roof is covered in mission tile. In materials and form, this simple, utilitarian building is harmonious with the "Spanish Colonial Revival," prevalent in Post architecture since 1910. It represents one of the many works-relief projects that significantly expanded the Presidio during the 1930s through the year 1940.

Quartermaster Complex – Archaeological Feature F21 (1866-1910)

The Quartermaster Complex archaeological area is predicted based on historic maps and historical documentary evidence. The complex was located at the north end of the Main Post and consisted of a series of buildings and structures such as stables, a bakery, blacksmiths, shops, and storehouses. A total of 21 buildings and structures were part of the complex. Most of the buildings were removed prior to 1915 but a few remained in use through World War I. The footprint of the Quartermaster Complex lies under Buildings 210, 218, 220, 211 and 215 and a

series of parking lots. Archaeological remains associated with the Quartermaster Complex could be expected to include privies, trash pits, dumps or sheet refuse deposits, stone or brick foundations from former buildings, and features associated with an open work space or yard.

Quartermaster Dump – Archaeological Feature A18 (1866-1890)

The Quartermaster's Dump archaeological area is known to contain archaeological deposits based on previous archaeological investigations. The area consists of a series of landfills dispersed over acres of the bayfront landscape of the Presidio. The Quartermaster Dump was a late 19th century garbage dump where refuse from the post was deposited into the bayshore marsh. Previously, trash disposal on the post had occurred close to the site of its production in privies. Beginning in the 1890s, garbage disposal at the Presidio began to occur in a more consolidated fashion into the communal dump maintained by the Quartermaster Corps. Discrete dumping in the marshlands had occurred earlier and may be represented at the basal layers of the site. By the turn of the 20th century, a garbage cremator was located near the Quartermaster Dump, along Halleck Street along the Presidio Wharf. Combustible garbage was burned while noncombustible materials such as tin cans, stable waste and ashes were disposed of in the marsh. The Quartermaster Dump archaeological deposits were eventually capped by additional fill brought in for the 1915 Panama Pacific International Exposition.

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Stream Ravine Dump Area – Archaeological Feature F20 (1866-1910)

The Stream Ravine Dump archaeological area is predicted based on the presence of a stream ravine that bisected the current Main Parade. Given trash disposal practices of the 19th century, it is likely that trash was deposited in the stream ravine to be washed away, thus preventing trash buildup on the post. Additionally, the Stream Ravine Dump area would have been an attractive and convenient location for domestic work such as washing clothes and preparing food. The location of the Stream Ravine Dump area is predicted from historic maps that depict the course of the stream ravine before it was filled by the Army in 1893. The stream was likely used throughout the life of the fort by the Spanish, Mexican and American occupants until it was filled in 1893.

2.5.6 POTENTIALLY ELIGIBLE ARCHAEOLOGICAL RESOURCES IN THE APE WITH THE POTENTIAL TO BE DIRECTLY AFFECTED (PREHISTORIC ARCHAEOLOGICAL RESOURCES)

The Presidio of San Francisco is within the traditional territory of the Ohlone, a Penutian-speaking group that anthropologist hypothesize migrated into the San Francisco Bay region from the Central Valley. The exact timing of this migration is not known, but estimates range from around 1000 B.C. to 500 A.D. (Levy 1978). Two archaeological sites, CA-SFR-6/26 and CA-SFR-126, have been identified within the project area. It is thought that CA-SFR-129 (ca. 1300-1780s A.D.) may represent the ethnohistorically-known village of Petlenuc, which is associated with the Yelamu local tribe that inhabited the northern end of the San Francisco peninsula at Spanish arrival (Milliken 1995). CA-SFR-6 appears to be an earlier phase of Native Californian occupation (ca. 750 - 1350 A.D.) located very close to CA-SFR-129 and also on the bayshore estuary. The lower bluff of the project site is within an area that has been designated sensitive for precontact archaeological deposits, given the proximity to CA-SFR-6/26 and CA-SFR-129 and a similar bayshore environment. The tops of any archaeological deposits are predicted to be covered by substantial historic fill that was placed either as trash or as hydraulic fill in preparation for the Panama Pacific Exposition (PPIE) in 1915.

2.5.7 CONTRIBUTING RESOURCES IN THE APE WITH THE POTENTIAL TO BE INDIRECTLY AFFECTED

36 Artillery Barracks/Military Police Offices (1885)

Capt. Charles F. Humphrey, a locally-stationed quartermaster officer, designed this building as one of a pair of identical barracks (its companion was later demolished). The barracks was built in 1885 at a cost of \$3,892, and assigned to an artillery company. (Light battery gun sheds, no longer extant, stood just to the north.) Its first floor originally contained offices, a recreation room, a kitchen, and mess room, while the open plan of the second floor housed a company of men. A small wooden shed-type addition was made to the rear in 1900, and electric lights were installed in 1912 when the building served as an administration building. Around 1940, the original two-level veranda was enclosed, the wood sill and brick pier foundation was replaced with concrete piers, and modern fixtures were introduced; interior alterations provided additional office space and a steam heating system.

The building has a two-story wood-frame structure. Its form, measuring roughly 58' x 96' in plan, consists of a basic cross-axial rectangular block with a cross-axial gable roof; an axial central element bisects the block and is marked by the gable end of its axial gable roof. This basic symmetrical format appears commonly in American residential architecture during the second half of the nineteenth century and through the early twentieth century. The windows and doors of the building are decoratively topped by hoods formed of standard classical moldings. A frieze-like element below the eaves, composed of vertical boarding, is a salient ornamental feature and relates to the decorative effects of the "Victorian"-era styles, particularly the "Stick Style" (similar decorative vertical boarding appears on Nos. 56-59 and No. 116, all constructed in 1885-86). Other architectural features include

oeil-de-boeuf elements centered in the four gable ends (some of the oeil-de-boeuf elements are "blind" while some contain vents) and brick chimneys with corbeled caps. A large monitored vent rises from the roof peak above the east side of building. Such vents are particularly characteristic of barracks of the 1870s and 1880s when the conventional wisdom of military medicine was that it was dangerous to breath air exhaled by others; this emphasis on ventilation was sometimes obsessive, leading to poorly heated and drafty barracks. The design of the building, relative to American architectural trends in the 1880s, exhibits a conservative adherence to symmetry and a restrained use of ornamental elements. The building stands as the only remaining example of this period's billeting for enlisted men.

86 Barracks (1862)

When built in 1862, this two-story building was only one-story and fronted on the main parade ground. Originally a barracks, it later served as a wagon shop. In 1885, funds were allocated to add a second story to convert the facility again into a barracks. This was accomplished either by removing the original roof and adding a new story or by jacking up the basic structure and constructing a new story beneath it. In either case, the original appearance of the fenestration, the front veranda, and the gable roof, with raking cornice and returns characteristic of mid-nineteenth-century architecture, was retained. The same treatment was undertaken on an adjacent and identical building (No. 87; see description directly below). In 1912, electric lights were installed, and the second-story of the front gallery, or veranda, was enclosed with wood siding and glazing to provide office space. At a point probably in the 1950s, a small one-story gabled building, dating perhaps to the 1940s (No. 85), appears to have been moved to the small space between this building and its adjacent twin (No. 87). Buildings 86 and 87 are now connected by a non-historic elevator core/lobby, which replaced the non-contributing Building 85. A small one-story addition of wood construction has been added to the rear, or southeast elevation, and appears to date to the 1950s or 1960s. The building measures 50' x 120' in plan and has a full-front veranda and gable roof. It exhibits narrow clapboard siding and simple architrave moldings and fascia boards. Architecturally, the building is a basic, utilitarian construction with few decorative elements.

87 Barracks and Mess Hall (1862)

Apart from its use as a quartermaster and as a commissary, the history of this building, including its 1885 remodeling, is the same as that of No. 86, above. The present form and appearance of the building are similar as well.

94 Main Parade Ground [site] (1893)

The Main Parade Ground is bounded by Sheridan Avenue, Montgomery Street, Lincoln Boulevard and Anza Street. Construction of the ceremonial space occurred 1893 at the location of a filled-in creek and west of the

earlier main parade ground, which had been established during the Civil War period. The 1895- 1897 erection of five identical brick barracks (Nos. 101-105) provided an imposing "streetscape" along the new parade ground's west border. At the eastern edge stood a group of nineteenth century buildings; today only buildings 86, 87 and 95 remain. In the 1950's, to meet a growing demand for parking, the Army paved the Main Parade. The Main Parade Ground was partially rehabilitated in 2011 with the removal of 2/3 of the asphalt and subsequent "greening" of the landscape.

101 – 105 Enlisted Barracks (1895-97)

Five barracks (including Building 101) were built in 1895-1897, at costs ranging from \$36,000 to \$54,700; they fronted on the then newly created parade ground and first established its northwest edge. The buildings' high cost was attributed to "unscrupulous" union labor and first-class plumbing fixtures (which no longer exist). The interiors were altered in 1972, and the buildings were formerly used as offices and enlisted men's barracks. Each building, which is roughly "U"-shaped in plan, measures 63' x 65' at center, with two 43' x 114' wings. The barracks are two-and-one-half stories plus a prominent basement-level. Walls are red brick, common bond; the basement level displays rock-faced random-course ashlar. Single-story front verandas have hip roofs, chamfered rectangular posts with splayed capital-like elements, and simple ball-and-pipe railings.

106 Band Barracks (1909)

This building was constructed as a 37-man military band barracks in 1909 at a cost \$17,700. During the 1920s and 1930s, the Regimental Band of the 30th Infantry, "San Francisco's Own," occupied the building. It is used currently as offices. The two-story-plus-basement building has an H-shaped plan, measuring roughly 47' x 76', and a concrete foundation and red brick common-bond walls with a beltcourse flush with the wall plane consisting of stretchers laid end-up. A two-tier front veranda stands between the two symmetrical projecting end wings; the top level is now enclosed. The veranda has Tuscan columns supporting an abbreviated architrave and frieze-like fascia. The gable roof is now clad in asphalt shingles. Four brick chimneys, with corbeled caps, are located at center of each of four projecting gable ends. An oeil-de-boeuf motif is articulated by a raised circular course of headers, located in the pediment-like front gable ends of the two flanking wings. The main doorway is a segmental arch and has a transom and a paneled and glazed wood door. Window openings are segmental arches with concrete and stone lug sills. The windows are squared within the segmental arches and have double-hung sash, two-over-two. A wooden shed addition with shiplap siding is located at the rear of the building. Traditionally, military barracks for bands were superior to those for regular troops, and this building, as compared to the row of barracks (Nos. 101- 105), exemplifies this tradition architecturally in its fine "Colonial Revival" design. In both massing and detailing this design relates directly to stately Georgian prototypes in United States

architecture. The design for this building was a standard one issued by the central Office of the Quartermaster General (OQMG).

201 Exchange Store (1889)

Built in 1896 at a cost of \$18,600 as a Post Exchange store, the building has undergone alterations, partial demolition and relocation. Prior to the reconstruction of Doyle Drive, this was a utilitarian one- and two-story building, measuring roughly 32' x 190', of wood-frame construction with lapped wood siding covered by insulation and plastic sheathing. It had rest on a rough-cut stone and concrete pier foundation until 2013 when the lower story was demolished and the upper story temporarily moved to the top of the bluff just north of French Court. A recessed loading bay was once located on the west elevation along with a loading dock on the east elevation; both elements were removed with the partial demolition and temporary relocation of the building. Extant is a hip roof has red asphalt shingles, and the eaves have small "S"-curved exposed rafter ends. Flush doorways have plain surrounds and solid wood doors and modern aluminum and glass doors. Windows are double- hung sash, twelve-over-twelve, with plain wood surrounds and wooden lug sills. Some windows have modern aluminum sash, both fixed and hinged. The Presidio Parkway project will relocate building 201 to Halleck Street, just south of its original site, on a new foundation and then rehabilitate the structure to accommodate a new use.

36

210 Guard House (1900)

This building was constructed as a guardhouse in 1900 at a cost of \$18,700, and closes the north end of the 1890s parade ground (No. 94). The building has one-and-one-half stories and measures 59' x 84' in plan. Its foundation is random-course rock-faced sandstone; walls are red brick stretcher bond, and the dominant hip roof is now covered with red asphalt shingles. Octagonal dormers have double windows of a casement type and low overhanging and heavy-looking hip roofs. Eaves are treated with decoratively exposed rafters or joist ends. Original doors have been replaced with a modern industrial door type of aluminum and glass. Arched window openings are formed of three radiating header courses and have rock- faced stone lug sills and iron bars. Windows have double-hung two-over-two sash. Architecturally, the building is conservative, exhibiting basic and conventional design elements of the period, such as the dominant over-hanging hip roof and the two-over-two window sash.

Alterations in the 1950's included the infill of some of the original window openings with brick, the addition of a clapboard-sided shed addition on the north elevation, the removal of the original open porch attached to the south side, the addition of a new concrete stoop with tubular metal railings leading to a new doorway in the east facade, and changes to the interior, which originally contained offices and cells. In 2001, the Presidio Trust rehabilitated the building for the Post Office and a bank, restoring some of the key features of the historic

building such as the reconstruction of the front porch and historic central entrance and modification of the ramp and entry of the eastern elevation near Lincoln Boulevard. The Trust will rehabilitate building 210 as the new Presidio Visitor Center in 2016 under a separate action.

218 Fire Station (1917)

The Fire Station was built in 1917 at a cost of \$7,600 (part of the building may date from earlier than 1917). Shed additions have been made to the north and west elevations. Other modifications include the modernization of fixtures and substitution of original windows with standardized aluminum and glass units. Two-story, with a tall dominant hose tower, the building measures roughly 41' x 101' in plan and is of wood-frame construction with stucco, shiplap, and narrow clapboard siding and concrete foundations. The main portion has a hip roof, now covered with red asphalt shingles, and a cornice and frieze-like area below demarcated by horizontal molding running nearly 1' below the eaves. Doorways are flush with sliding overhead and wood-panel doors; fixed and hinged windows have wooden lug sills. The interior still features the brass pole down which crews slide from the second-story dormitory to the main floor. Utilitarian in design, the Fire Station shows conservative and simplified building elements of the period. The dominant hose tower is of note and derives from the campanile form. This station, built as a result of the tragic Pershing fire of 1915, was one of the first Army stations equipped with automotive fire engines, and remains today as the only World War I-era building standing in the immediate area of the Main Post. While remodeled to keep pace with changing firefighting technology, the station's continued use for its original purpose over seventy years is unprecedented at other posts around the country. The Trust expanded the Fire Station in 2003 to accommodate a new engine garage and living quarters.

37

220 Baker's & Cook's School and Barracks (1939)

Erected in 1939 for \$183,400 through Works Progress Administration (WPA) funds as a school and barracks for cooks and bakers, the building is used currently for office space. The three-story reinforced-concrete building measures roughly 46' x 94' in plan, with a 51' x 74' wing to the south and a 34' x 74' wing to the north; forming an impressive 'U'-shape plan configuration overall. It has low hip roofs clad in mission tile with solid copper or copper-clad dormer vents. Windows have standard six-over-six double-hung sash, fairly standard for the period. In form and materials, the simple and dignified design of this large building is harmonious with the fine "Spanish Colonial Revival" tradition, prevalent in Post architecture since 1910. It represents one of the many works-related projects that expanded the Post, principally in the 1930s and through the year 1940.

223 and 227 Warehouse (1897)

These similar warehouses were built in 1897 at a cost of \$8700 as part of a complex of quartermaster, commissary, and ordnance warehouses along Halleck Street, just northeast of the 1890s parade ground (No. 94).

The complex relates to a major construction program of brick buildings on Post beginning in the 1890s. Wood shed additions have been made to No. 227, and the interiors of both buildings have been converted to offices. They are one-and-one-half story and have a cross-axial rectangular plan configuration, measuring roughly 32' × 114'. The buildings stand on random-course rock-faced stone foundations and have stretcher-bond red brick walls. The gable roofs, now clad in red asphalt shingles, include dormers with low pitched gable roofs. Plain brick chimneys are placed symmetrically at the center of the gable ends and are flush within the wall. There is a simple molded bow cornice with returns. Corbeled courses below the cornice are suggestive of architrave or bed moldings. Segmental-arch window openings are formed of three header courses. The windows are squared within the openings and are double-hung sash, six-over-six, with stone lug sills. Architecturally, the buildings exhibit conventional classical-derived stylistic elements, and may have some relationship to the "Colonial Revival," becoming popular in United States architecture at that time (Figure S1, S2).

228 and 229 Warehouse (1909 and 1897)

No. 229 was built in 1897 and No. 228 in 1909, at a cost of \$4,300 and \$11,000, respectively. No. 228 appears as a larger but similar version of the earlier No. 229. No. 228 was modified into the post dry cleaners by the addition of a new door, but no major interior changes were made. No. 229 was altered to house the post credit union with wood-frame additions and interior changes. These single-story buildings measure roughly 65' × 66' (No. 228) and 43' × 65' (No. 229) in plan with tall hip roofs topped at center by lantern-like monitors, also with hip roofs, that provide light and ventilation, originally for the bakery function. The buildings have tall, prominent brick chimneys. Rock-faced stone foundations are random-course, forming a water table; walls are common bond red brick. Roofs, now clad in red asphalt shingles, have eaves of partially exposed "S" curved rafter ends and attached outer fascia boards. Segmental-arch doorways have either the original wood paneled doors or modern aluminum and glass doors. Segmental-arch windows have lug sills and square headed double-hung sash, six-over-six. Architecturally, these buildings are similar in material and detail to other buildings in the Halleck Street grouping-- Nos. 223 and 227 and No. 225--and display conventional stylistic elements of the period.

CHAPTER 3

APPLICATION OF CRITERIA OF ADVERSE EFFECT

Under Section 106 of the NHPA, an agency shall assess the effects on historic properties in accordance with 36 CFR 800.5 *Assessment of adverse effects*.¹⁹ The NHPA defines an effect as an alteration to the characteristics of a historic property that qualify it for inclusion in or eligibility for the NRHP:

*An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative.*²⁰

The criteria of adverse effect are applied to all historic properties within the area of potential effects, with consideration given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. The criteria of adverse effect are used as a "threshold" for determining whether an undertaking will have an "adverse effect" or will it have "no adverse effect" (i.e. does an undertaking diminish a property's integrity or not?). In this instance, the entire NHL is the "historic property" consisting of numerous contributing resources (buildings, structures, archaeological sites, etc.).

The integrity assessments for the Presidio NHL and the APE that are used to support the finding of effect in this assessment are presented in Section 2 of this document.

According to 36CFR 800.5, an adverse effect on a historic property includes, but is not limited to:

- i. Physical destruction of damage to all or part of the property

¹⁹ 36 CFR 800.4[d][2]

²⁰ 36 CFR 800.5[a][1]

- ii. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines
- iii. Removal of the property from its historic location
- iv. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance
- v. Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features
- vi. Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization
- vii. Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance²¹

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3.1 ADVERSE EFFECTS - DEFINITION

Adverse effects can be impacts to the physical material of a property (such as demolition, relocation, additions, deterioration, etc.), or an intangible element of a property (such as a view shed, visual relationship, ownership or management practices). According to 36 CFR 800.5(a)(1) "adverse effects may [also] include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative."²² Assessing effects for a particular undertaking is dependent on evaluating the property's integrity as "the ability of a property to convey its significance." Past undertakings are considered because a series of actions could gradually erode a property's integrity. An effects assessment, therefore, examines the effects of a current undertaking within a broader cumulative context.

3.2 FORMAT FOR ASSESSING EFFECTS IN THIS DOCUMENT

The 2002 PTMP and 2010 Main Post Update FOE analyzed Alternative 1 (Presidio Trust Management Plan/Update). Building on the analysis contained in the Doyle Drive EIS/EIR, Alternative 2 (Presidio Parkway)

²¹ 35 CFR 800.5(a)(2), "Assessment of Adverse Effects" incorporating amendments effective August 5, 2004.

²² 36 CFR 800.5[a][1]

responds to the Doyle Drive Built Environment Treatment Plan and is consistent with the Doyle Drive Architectural Criteria Report. Since that time, the Presidio Trust has identified the parklands project as the “preferred alternative.” Per the terms of Stipulation IV.C.2.d of the PTPA, this preliminary FOE focuses on the parklands project as the undertaking and applies the guidance set forth by the NHPA regulations and applicable Trust and other agency guidance to its analysis. The undertaking, along with a list and description of direct, indirect, and cumulative effects, is summarized below.

The FOE concludes with a summary of effects specific to the undertaking, followed by a cumulative effect assessment and discussion of how the undertaking would affect the Presidio NHL.

3.2.1 ADDITIONAL DESCRIPTIVE MATERIALS

In addition to the text descriptions of effect findings, several sets of graphics have been included in this document in order to assist in illustrating its conclusions. These are:

Site Plans and Maps

This document includes several site plans and maps to help the reader understand the locations of specific buildings, predicted boundaries of archaeological sites and the relationship of the proposed project to the existing site. These were included earlier in the document as Figures A-D.

Key Visual Locations

Views 1-7 are the result of a view shed survey conducted to identify key locations around the Main Post Parade Ground and from Crissy Field where elements associated with the undertaking would be visible from historic resources. All photographs from the survey are included to provide context and views that were used to determine the presence of indirect adverse effects. The photographs also identify the entry to the site from the Main Post and Crissy Field, including captions describe possible changes that would take place as part of the undertaking.

Supporting Figures

Renderings and visual simulations represent the undertaking from various points of view within the project site and from a distance. They are included as Simulations 1-6.



VIEW 1: VIEW FROM ANZA STREET NORTH TO BUILDING 210 AND THE PROJECT SITE



VIEW 2: VIEW FROM THE PORCH OF BUILDING 105 NORTH INTO THE PROJECT SITE



VIEW 3: VIEW OF THE NON-HISTORIC PARKING AREA TO THE WEST OF BUILDING 210



VIEW 4: VIEW SOUTH FROM THE EAST ELEVATION OF BUILDING 603, TOWARD THE FUTURE MAIN POST BLUFF



VIEW 5: VIEW NORTH FROM BUILDING 50, ACROSS THE PLAZA DE ARMAS, TO THE PROJECT SITE IN THE DISTANCE



VIEW 6: VIEW WEST FROM GIRARD AVENUE TO THE EASTERN PORTALS OF THE MAIN POST BLUFF TUNNELS



VIEW 7: VIEW FROM THE FOOT OF THE NATIONAL CEMETERY EAST TOWARD THE PROJECT SITE



EXISTING
PROPOSED



SIMULATION 1: VIEW FROM MAIN PARADE FACING NORTHEAST

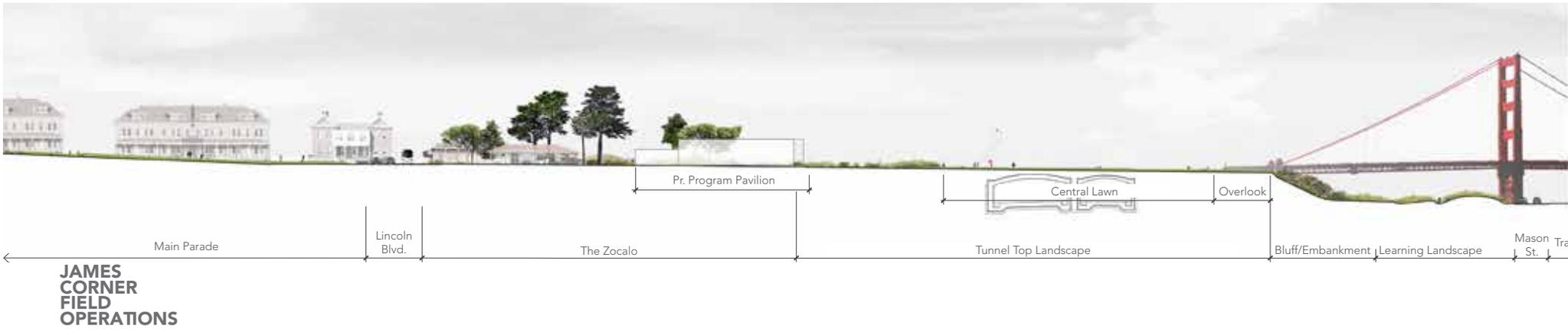


**EXISTING
PROPOSED**



**JAMES
CORNER
FIELD
OPERATIONS**

SIMULATION 2: VIEW FROM BAY TRAIL/MASON STREET FACING SOUTHEAST



SIMULATION 3: CROSS SECTION VIEW



JAMES
CORNER
FIELD
OPERATIONS

SIMULATION 4: AMPHITHEATRE FROM CRISSY FIELD



SIMULATION 5: ZOCALO



SIMULATION 6: LEARNING LANDSCAPE

Applicable Design Guidance

The Trust has developed several sets of design guidelines and treatment recommendations that are applicable to the APE in general and the project site in particular. These documents are summarized in the attached draft supplemental guidelines, along with project-specific direction around new construction and other landscape treatments. Additionally, the Trust has committed to incorporating architectural criteria described in the Doyle Drive Architectural Criteria Report that are unfulfilled by the Caltrans project upon handover of the site. A brief description of the applicable criteria is as follows:

Doyle Drive Built Environment Treatment Plan and Architectural Criteria Report²³

The Doyle Drive Built Environment Treatment Plan (BETP) was prepared in 2009 as one of the measures to minimize and mitigate the adverse effects of the Doyle Drive Replacement (Presidio Parkway) project on the Presidio NHL, specifically, the destruction of the Bluff as a historic topographic feature, the removal of contributing buildings (204, 230, part of 201), as well as the alteration and removal of contributing roadways including Doyle Drive itself. The Architectural Criteria Report found within Appendix B of the BETP provides design guidance for future development in various subareas of the Presidio, including the Main Post Bluff, which is applicable to the parklands project. In general, the architectural criteria for this area call for the design of a new park to evoke the form of the historic bluff between the Main Parade and Crissy Field, and maximize physical and visual connectivity. The majority of these criteria have been met through the Presidio Parkway design that will be delivered to the Trust prior to construction of the undertaking.²⁴ The remaining criteria applicable to the parklands project, and the project's adherence to them, are provided below.

- *Preserve and enhance historic views from the bluff and the Main Post to Crissy Field and San Francisco Bay.* (The parklands project would visually and physically connect the Main Post with Crissy Field and the Bay through such design elements as the Bluff Walk, and the Anza Esplanade and West, Central and East Overlooks).
- *Preserve the historic distinctions between the designed cultural landscape of the Main Parade and the Main Post district and industrial utilitarian character of Halleck Street and the Crissy Field district.* (Landscape character on the upper portions of the project site would include limited lawns, ornamental plantings, walks and mature trees consistent with the character of the designed landscape; the Crissy Field portion would

²³ The Trust is committed to completing appropriate administrative processes involving the transfer of responsibility for fulfilling these criteria, in consultation with applicable parties, prior to concluding consultation on the New Presidio Parklands Project.

²⁴ See December 14, 2014 from the Treatment Oversight Panel to the Design Build Joint Venture, attached as Appendix B.

include plantings that relate to adjacent natural areas, natural materials, and use of a more informal and curvilinear design surrounding the Learning Landscape).

- *Use bluff as a vegetative buffer between the upper and lower post. Bluff planting should be low in character, low maintenance, and evoke the feeling of the historic bluff.* (The parklands project design would employ bluff plantings that are low in character, low maintenance, and would reflect the character of the coastal bluffs elsewhere in the park through the planting palette).
- *Preserve historic connections between upper and lower post along Halleck and Bank Streets.* (Halleck Street would be rebuilt by the Presidio Parkway project; the parklands project would include several connections between the upper and lower post, including a path in the approximate location of historic Bank Street, which was removed by the Presidio Parkway project²⁵).

Mid-Crissy Area Design Guidelines

The Mid-Crissy Area Design Guidelines were developed by the Presidio Trust in 2011 to guide future development in this sub-district, including the removal and replacement of Building 610 (Commissary, 1989) and the expansion of Building 603 (PX, 1939) consistent with PTMP guidance, the Standards, and to avoid adverse effects to the Presidio's historic resources. The Guidelines provide direction for building reuse, parking, circulation, and landscape upgrades; they would be used by the Trust to review, develop, and evaluate project proposals in the sub-district, including the parklands project. The design guidelines most applicable to the parklands project, and the project's adherence to them, are provided below.

- *Retain the historic visual and physical relationship between Building 603 and Mason Street.* (The parklands project would retain and reuse Building 603, and would not alter the historic visual and physical relationship between this building and Mason Street).
- *Ensure that any new construction or building additions are sited and configured to be compatible with the historic district, and are sensitive to the prevailing architectural treatment, scale, massing, and orientation of the historic building clusters.* (The parklands project would expand Building 603 with new additions to the west that would be sensitive to the prevailing architectural treatment, scale, massing, and orientation of this historic building, through the application of the supplemental guidelines).
- *Retain and rehabilitate historic buildings in a manner that is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. Design building additions and/or auxiliary structures, if*

²⁵ Re-establishing Bank Street in its exact historic location is not feasible due to the location of the western portals of the Main Post Bluff tunnels.

any, to be subordinate in square footage, mass, and scale to historic buildings. Site building additions and/or auxiliary structures so as not to compete with the historic entrances or features such as loading docks. Orient new construction to maintain historic relationships to Mason Street. (The parklands project would retain, rehabilitate, and expand Building 603 consistent with the supplemental guidelines, which were developed to guide the appropriate rehabilitation and expansion of Building 603).

- *Differentiate new construction and building additions from existing historic buildings, yet maintain compatibility according to guidance from the Secretary of Interior's Standards for Rehabilitation. Design the scale and dimensions of new building elements to respond sensitively to the scale of other Crissy Field structures.* (The parklands project would include additions to Building 603 that are differentiated from, yet compatible with, this historic building consistent with the supplemental guidelines).
- *Preserve views from the Main Post toward Crissy Field, the Bay and Golden Gate, and from Crissy Field to the National Cemetery and Main Post, by keeping the height of new construction below the bluff profile, which is approximately 35 feet above the existing ground elevation at Building 603.* (The parklands project would include additions to Building 603 that are subordinate to it in height, with an average height not to exceed 29.45' feet above the existing elevation, to preserve views from the Main Post toward Crissy Field and the Bay beyond, in accordance with the supplemental guidelines).
- *Enhance Mason Street's open streetscape and improve views by maintaining a built setback of at least 70 feet from the south edge of Mason Street.* (The parklands project would include additions to Building 603 that are at 70 feet from the south edge of Mason Street to enhance this street's open streetscape, avoid obscuring the west elevation of 603, and improve views in accordance with the supplemental guidelines).

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Main Post Planning and Design Guidelines

The Main Post Planning and Design Guidelines were developed by the Presidio Trust in 2011 to recognize and protect the historic character of the Main Post's archaeological resources, historic buildings and cultural landscapes, so that future changes would not compromise its significance. The design guidelines contained within the Main Post Bluff subarea of the document are the most applicable to the parklands project, and only include the upper bluff area between Lincoln Boulevard and the Doyle Drive tunnels (not the lower bluff area between the tunnels and Mason Street). These guidelines, and the project's adherence to them, are provided below.

- *Locate new additions or elements as inconspicuously as possible, keeping in mind that buildings in this cluster are highly visible from all directions.* (The parklands project would eliminate Building 211 which currently obstructs views in this area, and replace it with a building no larger than 9,300 sq/ft that is oriented in line with Building 215 along Graham Street, outside of the historically significant views from the Main Parade, and in accordance with the supplemental guidelines).

- *Avoid additions of tall elements that will be visible from the Main Parade. Respect view corridors from other parts of the Main Post when planning changes to buildings in this cluster.* (The parklands project would remove Building 211 from the Main Parade viewshed, reestablishing historically significant views; the New Observation Post would be minimally visible from the Main Parade, lower than historic Building 210 and within height limitations set by the supplemental guidelines; the new building would also screen the parklands pedestrian area from the expanded parking lots to the east.
- *Locate any new additions or elements in a manner that emphasizes the openness and views of this predominantly landscaped area.* (See discussion above regarding Building 211 replacement).
- *Locate the Presidio Promenade close to the edge of the new bluff to take advantage of the views of Crissy Field and the bay. Include features such as benches, bike racks, and interpretive signage.* (The parklands project design would include a Bluff Walk connecting the East, West and Central Overlooks, all of which would take advantage of the views of Crissy Field and the Bay. Benches and interpretive signage would be provided in various locations along these pathways/overlooks. Bike racks would be made available closer to Building 215 and the proposed Zocalo).
- *Develop overlooks at selected locations that offer the best views.* (The parklands project would have a series of overlooks positioned strategically along the Bluff Walk to offer the best views. The proposed extension of the Anza Esplanade to the Central Overlook would also support this criterion).
- *Design level areas for informal play and gathering.* (The parklands project would include the Zocalo, an informal gathering point between Buildings 210 and 215, and a series of lawn areas between the East and Central, and Central and West Overlooks. Informal play, potentially including a children’s playground, may be incorporated into the Learning Landscape closer to Mason Street).
- *Establish new north-south pedestrian circulation features to re-establish the historic connection between the Main Post and Crissy Field.* (The parklands project would provide four pedestrian circulation features to help re-establish the historic connections between the Main Post and Crissy Field (west stair, accessible path along the bluff face, amphitheater, Anza Esplanade between Central Overlook and the base of Halleck Street).
- *Design landscaped parking areas on the Main Post Bluff that use vegetation to screen and minimize the view of parked cars from the Main Parade. Ensure that parked cars located on the Main Post Bluff cannot be seen from Crissy Field.* (The parklands project would minimize views of parked cars from the Main Parade because they would be obscured by Buildings 210, 215, the New Observation Post and by additional landscaping. Views of parked cars from Crissy Field would be minimized, as they would be located upslope from Crissy Field, and obscured from view by the topography and vegetation planned for the tunnel tops).

- *Evoke the form of the historic bluff between the Main Post and Crissy Field, and maximize physical and visual connectivity between the two areas.* (The parklands project would incorporate landscaping on the tunnels and fill actions delivered by the Presidio Parkway project including plantings that evoke the character of a natural bluff face. This Bluff Walk, as well as the Anza Esplanade and the East, West and Central Overlooks, would also maximize the physical and visual connectivity between the two areas).

Main Post Cultural Landscape Report

The Main Post Cultural Landscape Report (CLR) was prepared by the Presidio Trust in 2012 to ensure that projects in the Main Post district are compatible with the landscape character of the NHLD. The CLR also builds on previous work, in particular the Trust's *Principles for the Future – A Cultural Landscape Assessment of the Main Post*, September 2002. The design guidelines contained within the Main Post Bluff subarea of the document are the most applicable to the parklands project. These guidelines, and the project's adherence to them, are provided below.

- *Ensure that new designs for areas affected by the construction of Presidio Parkway are compatible with the historic features of the Main Post and preserve or enhance historic views from the Main Post to the Bay.* (The parklands project would preserve and enhance historic views from the Main Post to the Bay through the inclusion of the Bluff Walk, the Anza Esplanade, East, West and Central Overlooks, the removal of Building 211 and its replacement with a structure of a similar size, and aligned with Graham Street and existing Building 215. All of these new features are intended to be compatible with the historic features of the Main Post).
- *Consider re-establishing north-south pedestrian connections that historically tied the Main Post to Crissy Field.* (The parklands project would re-establish the north-south pedestrian connections between the Main Post and Crissy Field directly from the four previously-described paths, and more indirectly from the proposed Bluff Walk).

As described above, the parklands project would positively address each of the applicable design criteria established in the four relevant planning documents, thereby preserving and enhancing the qualities and characteristics of the project area, and the NHLD as a whole.

3.3 EFFECTS UNDER THE PARKLANDS PROJECT

3.3.1 DIRECT EFFECTS

Demolition and Replacement of Building 211

The Observation Post (Building 211) would be demolished and replaced with a New Observation Post of equivalent size, but located outside of viewsheds to the north from the Main Parade. Although the design of the new building is at the pre-schematic level, it is conceived as an indoor-outdoor space ideal for shelter and events, including celebrations, ceremonies and meetings.

Removal of Building 211 would not adversely affect the NHLHD as it is a non-contributor, and partially blocks some northerly views from the Main Parade Ground and adjacent historic buildings. The New Observation Post would be constructed along Graham Street, north of Building 215. It would be no larger than Building 211 (not exceed 9,300 sq/ft), and reoriented to conform to the directional axis of the Main Post and Parade Ground, as opposed to the irregular and off-set orientation of Building 211. Height limits and setbacks in the supplemental guidelines would make it subordinate to Building 210, the nearest historic building.

The current pre-schematic proposal for the New Observation Post meets the size, location and setback requirements that are described in the draft supplemental design guidelines. Specifically, the new construction would:

- Not exceed an average height of 68.61 feet above sea level, which is the peak of the roof of adjacent Building 215; the highest point of new construction would not exceed 80.85 feet above sea level, which is the ridgeline of nearby Building 210;
- Be organized on the site according to patterns of historic development in the area (e.g., perpendicular to Lincoln Boulevard and/or parallel with Graham Street);
- Be sited to the north and/or east of existing buildings so as to be minimally visible from the historic core of the Main Post.
- Maintain a set back from the bluff edge to avoid obstructing views from Crissy Field;
- Screen the non-historic parking area between Building 220 and Graham Street from the Main Post bluff landscape area to the west through the use of new buildings and/or landscaping;
- Serve as a replacement for non-historic Building 211 in order to re-establish views north from the foot of the Main Parade and the rear of Building 210;

- Not exceed 9,300 square feet of total new construction in the Main Post Bluff Sub-District (the approximate size of existing Building 211);
- Potentially breaking new buildings into smaller volumes in order to disperse their mass;
- Not destroy historic materials that characterize the property, differentiate the new work from the old, and be compatible with the massing, size, scale and architectural features of the Main Post bluff's historic resources; and
- Adhere to the appropriate building materials and color palettes identified in the supplemental design guidelines

In sum, the removal and replacement of Building 211 would not diminish the location, association, setting or feeling of Building 210 or the Main Post cultural landscape. The replacement of Building 211 is currently at the pre-schematic level. As the design progresses, adherence to the supplemental guidelines would ensure that the new building is compatible with the NHL, and does not diminish the design, materials or workmanship of adjacent historic resources and the landscape, and that the new construction is consistent with the Standards so that adverse direct effects would be avoided.

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Rehabilitation and Expansion of Building 603

The Crissy Field Center (Building 603) would be rehabilitated, and a two new classroom and program support structures would be constructed to the south of Building 603 to house additional program space for the Crissy Field Center activities and for the adjacent Learning Landscape.

The design of the expansion of Building 603 is also at the pre-schematic level. The new buildings would include a Field Station and Classroom structures to house additional program space. The new buildings would not exceed 7,500 square feet in total and no single building would exceed 5,800 square feet. The new construction would be located to the south of Building 603 and set back from Mason Street.

Specifically, the new construction would:

- Maintain a 70-foot setback from Mason Street so that the west elevation of the historic building is not obscured;
- Not exceed 34 feet above sea level (the height of the new Main Post bluff elevation); the average height of the roof of the new structure(s) would not exceed 29.5 feet above sea level (the bottom of 2nd floor window openings on the south elevations of Building 603);

- Favor permeable and open facades that allow for strong connections between interior uses and street life and/or exterior spaces;
- Break new buildings into smaller volumes in order to disperse their mass over this once-densely built site;
- Not exceed 5,800 square feet in any single building adjacent to Building 603 (half the size of the building); not exceed 7,500 square feet in the vicinity of 603; and would not exceed 10,000 square feet of total new construction within the Crissy Field portion of the project site;
- Concentrate new deck elements, as needed, on the south side of the building, except where to provide universal access to the building's elevated first floor plate;
- Incorporate flood control measures into the construction of the building to help minimize damage from flooding; and/or design new construction that is temporary in nature, or can be easily repaired or replaced in the event of damage due to flooding; and
- Incorporate informal play, potentially including a children's playground, into the Learning Landscape consistent with existing guidelines; and
- Adhere to the identified Building 603 character defining features and treatment recommendations, as well as the list of appropriate building materials and color palettes identified for the supplemental design guidelines; and
- Place compatible new structures in the vicinity of Building 603, which was historically part of a more densely built setting than it is today.

In sum, the rehabilitation and expansion of Building 603 would not diminish the location, association, setting or feeling of the Mid-Crissy Field and Main Post cultural landscapes or adjacent historic properties. The rehabilitation of Building 603 is currently at the pre-schematic level. As the design progresses, it would follow treatment recommendations in the draft supplemental guidelines regarding retention of all remnant character defining features, and for new interior elements to follow the Secretary's Standards. Adherence to the design guidelines would avoid inappropriate alterations to the design, workmanship and materials of building 603, and thereby avoid direct and indirect adverse effects to the resource.

By following the supplemental design guidelines, the new buildings would be subordinate to Building 603 in height and position relative to Mason Street, and the Bluff to the south, and placed within a context that was historically densely-built. While the new buildings would be a visible new addition to the landscape, they would be relatively small in size, and located approximately 850 feet away from the north end of the Main Parade Ground. Visibility of the new buildings from the majority of the NHLD would be minimal, helping to maintain the

integrity of the setting and feeling of Main Post and Crissy Field. In addition, views of the new facility when approaching them along Mason Street would be largely shielded from view from the larger and taller Building 603, and due to the 70-foot setback from Mason Street.

Circulation Features and the Overlooks

The Presidio Parkway would deliver to the Trust a newly-built bluff feature, on which the parklands project would construct three overlooks, an east/west Bluff Walk and four major north/south paths to connect the Main Post and Crissy Field. The presence of multiple connections and overlooks follows design criteria found in all planning and guidelines pertaining to this area, beginning with the 2002 PTMP. While the landform on which these features would be built is entirely new, the paths would support connectivity between the upper and lower posts that existed during the period of significance, and the overlooks would reference views from the Main Post to the Bay that are connected to the Presidio's founding as the "Guardian of the Gate."

Moving from west to east, the following circulation features are part of the undertaking:

- The West Stair generally follows the course of historic Bank Street (removed by the Presidio Parkway), consistent with the Doyle Drive Architectural Criteria pertaining to this feature;
- The Amphitheatre stairs would be partially planted in order to create a combined landscape/hardscape feature;
- The Anza Esplanade would be extended to connect the Main Parade to the new Central Overlook, and then to the east to meet Mason Street near the intersection with Halleck;
- While the hardscape materials of the new overlooks and paths would differ from the original informal, dirt paths connecting the upper and lower posts, the new flatwork would be compatible with existing paved features in the Main Post and Crissy Field so as to achieve compatibility of materials, design and workmanship in this rehabilitation context;
- The Anza Esplanade and Central Overlook would maintain the setting and feeling of the Main Post and the Mid-Crissy areas, and support fulfillment of the Historic Preservation Criteria provided in the Doyle Drive Architectural Criteria Report (Caltrans 2008).

The West, Central and Eastern Overlooks, would consist of battered concrete platforms at the new bluff feature's edge, built into the landscape in a manner that references but does not mimic the historic batteries farther to the west. The spaces would provide viewing and gathering points, and direct visual connections to the larger landscape, including Crissy Field, the Bay and the Golden Gate Bridge and Alcatraz in the distance, while lending a strong sense of place and a reminder of the Presidio's historic connection with the San Francisco Bay.

At the center-point of the Overlook would be a two-dimensional (i.e., flat), interpretive element in the hardscape dedicated to telling the story of the military at the Presidio and service of individuals to their country. This interpretive element (placeholder name: the "Compass Rose") would serve as a reminder of the significance the Presidio has played in the U.S. Pacific Rim theater and beyond. Each line would be drawn to depict and name the expeditions and deployments from the Presidio to global sites around the world. Standing at the promontory and looking out, visitors would be firmly grounded in the history and service of the Presidio. The circulation features and overlooks would support existing design and planning guidance for the Main Post and Crissy Field, and be compatible with the historic character of both districts. For these reasons, the new features would have no direct or indirect adverse effect on the NHLD.

Zocalo

A new 'Zocalo' would function as the primary arrival and gathering plaza between the Transit Center (Building 215) and the proposed Visitor Center (Building 210). The non-historic paved parking lot that currently exists in this location would be replaced by a new, landscaped pedestrian plaza, and would retain the existing cluster of mature Monterey cypress trees as a focal point of the plaza. Retention of mature trees coupled with the removal of non-historic hardscape areas would avoid adverse effects to existing landscape features. Reactivation of this auto-dominated space with a multi-functional pedestrian plaza would be compatible with the character of the Main Post and the adjacent Visitor Center (to be rehabilitated under a separate action). New hardscape features, landscaping and furniture would not detract from the setting and feeling of the Main Post cultural landscape or the adjacent Building 210.

Landscape & Hardscape

The parklands project would install landscaping on the new bluff feature that would be delivered to the Trust by the Presidio Parkway project, as well as adjacent areas at the north (Learning Landscape), east (Building 201) and south (Zocalo) edges of the project site. The Learning Landscape would be built on an area most recently occupied by a non-historic PX/Public Storage facility and several acres of asphalt parking lots (all removed by the Presidio Parkway project). During the period of significance, the Learning Landscape area was part of the larger Bayfront slough, and then later a densely built, light-industrial warehousing and transport district (see pages 9-20 of the supplemental design guidelines for a detailed description of the site's history).

The rehabilitation treatment under the parklands project would seek to reestablish elements of the area's natural character, in addition to structures and amenities supporting its newly-envisioned environmental education program. The character of this new landscape would be compatible with the setting and feeling of adjacent natural areas, and all new features would be small-scale and subordinate to existing historic resources (Building

603, Mason Street). Adherence to the supplemental guidelines and applicable Mid-Crissy Area Design Guidelines would avoid adverse effects as design advances beyond the pre-schematic level.

The landscape on the newly built bluff feature would follow existing guidance in the Doyle Drive Architectural Criteria Report relative to differentiating the landscape character of the Main Post, bluff face, and Crissy Field. Landscaping on the Main Post portion of the project site would be ornamental in character, with limited lawns and informal gathering (picnic) areas that are differentiated from historically significant lawns, and streetscape plantings as described in the Main Post CLR and Mid-Crissy Area Guidelines. The bluff face would reference the natural coastal bluff plantings in the western portions of the park. Crissy Field portions of the project site would strike a balance between naturalistic landscape areas (Learning Landscape), and spare, utilitarian landscaping associated with Building 603 and the new Crissy Field Center program facilities. Adherence to the supplemental guidelines, and applicable guidance in the CLR, Mid Crissy Area Guidelines, would maintain the setting and feeling of the associated planning districts and avoid adverse effects to the landscape and the NHLD as a whole.

Halleck Street and Lincoln Boulevard are historic roadways that contribute to the NHLD. Segments of these streets would be altered as part of the Presidio Parkway reconstruction project, and are common to all project alternatives, including the undertaking. Alterations to these historic roadways have been previously addressed in the Doyle Drive EIS/EIR and the 2002 PTMP and 2010 Main Post Update.

These new park elements would be consistent with the wider landscape character of the Main Post and Mid-Crissy areas, and support fulfillment of the Historic Preservation Criteria provided in the Doyle Drive BETP and Architectural Criteria Report (Caltrans 2008).

3.3.2 INDIRECT EFFECTS

The parklands project would be visible from approximately 19 historic buildings and the Main Parade, which contribute to the NHLD, and have the potential to indirectly affect them as a result of the change to their historic setting. These include historic buildings on the northerly end of the Main Post, to either side of the Main Parade Ground, as well as those along Lincoln Boulevard and Halleck Street. The parklands project would result in minimal visible changes to the landscape when viewed from these contributing resources, especially in northeasterly and northwesterly directions. Views from these resources across the project site would be enhanced by the removal of the non-contributing Building 211, which currently blocks some northerly views in the vicinity of the project, and its replacement with a New Observation Post of similar or smaller size that is oriented to the directional axis of the Main Post. Views from these resources would not be affected by the removal of non-historic parking lots and paved areas around Buildings 210 and 215, and the replacement of this area with a landscaped plaza (Zocalo). The proposed walks and overlooks would be visible new landscape elements visible from most of these resources. New walkways would be relatively flat, two-dimensional linear features placed on the ground

plane of the new landscape, which would not interrupt views from adjacent resources or otherwise detract from the setting and feeling of the project area. Plantings designed to complement the landscape character of the marsh, bluff, and Main Post, and would also serve to harmonize the project area within the larger context of the Main Post, Crissy Field and Letterman planning districts. For these reasons, the undertaking would have no adverse, indirect effects to individual resources or the NHLD.

The undertaking would result in a visible change to the landscape when viewed from contributing resources in the project area, due primarily to new construction (New Observation Post), building rehabilitation and expansion (Building 603) and key project elements (Anza Esplanade Extension and Central Overlook, Zocalo and Bluff Walk). However, conformance with applicable design guidelines and planning documents would ensure that the design and construction of the New Observation Post and Crissy Field Center expansion are consistent with the Secretary's Standards, resulting in a new structure or structures that are compatible with the character defining features of the NHLD and its contributing resources, including the setting and feeling of the NHLD in the project area. The Anza Esplanade Extension and Central Overlook, Zocalo, and Bluff Walk would be compatible with established design criteria and would therefore enhance the qualities and characteristics of the project area and the NHLD as a whole.

3.3.3 EFFECTS TO KNOWN ARCHAEOLOGICAL SITES

The undertaking has been designed to avoid adverse effects to known and predicted archaeological areas of the NHLD. Archaeological oversight would be built into all design and construction phases to ensure that the archaeological deposits associated with either the Quartermaster Complex, Quartermaster Dump, Stream Ravine Dump or the pre-contact occupation of the area are preserved in place and to provide a plan of action in the event of an inadvertent discovery. An Archaeological Management Assessment (AMA) (Jones/Trust 2015) has been prepared for the project in accordance with the Presidio Trust Programmatic Agreement (PTPA). An Archaeological Monitoring Plan (AMP) and, if necessary, an Archaeological Identification Plan (AIP) will be prepared to guide implementation of the proposed project or alternatives.

Quartermaster Complex

The Quartermaster Complex is expected to be a series of shallowly buried building elements (foundations) and associated trash deposits. Previous archaeological testing of the unpaved areas did not locate intact archaeological deposits that could be securely associated with the Quartermaster Complex (Jones and Stokes 2002). Pavement over a large portion of the area prevents archaeological identification testing prior to construction. Therefore, archaeological identification testing and monitoring of ground disturbance would be employed during construction to ensure the avoidance of adverse effects. Archaeological features that retain integrity or contribute to the significance of the Quartermaster Complex archaeological area would be identified,

documented and preserved in place during construction. If testing identifies archaeological features with integrity that contribute to the significance of the Quartermaster Complex, new construction would be designed to avoid these features.

Quartermaster Dump

The Quartermaster Dump archaeological area is expected to be a very dense deposit of trash buried below at least 3 feet of fill (Trust/Blind and Barnaal 2008 and adjacent archaeological investigations). Under the parklands project, the rehabilitation and expansion of Building 603 and the adjacent Learning Landscape are at least partially within the Quartermaster Dump Archaeological Area. In order to avoid adverse effects to this deposit, design efforts to date have focused on keeping required project elements within the upper 3 feet below current ground surface and/or using imported fill to raise grades across the site. If during the schematic phase, it is decided that deeper elements are required, archaeological identification testing will determine if archaeological deposits are present. If archaeological deposits that contribute to the Quartermaster Dump archaeological area are identified, the project would be redesigned to avoid these resources. Archaeological monitoring would be conducted during construction to ensure that any archaeological deposits that are inadvertently discovered are documented and treated appropriately.

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Stream Ravine Dump

All alternatives call for new landscaping west of Building 210 over the Stream Ravine Dump archaeological area. Any archaeological deposits associated with the Stream Ravine Dump are expected to be buried at depth (5+ feet below current ground surface) and would not be impacted by the proposed project (Blind and Barnaal 2008). If project plans change to include substantial excavation, additional archaeological consultation would be built into the design. Archaeological monitoring would be conducted during construction to ensure that any archaeological deposits that are inadvertently discovered are documented and treated appropriately.

Pre-Contact Sensitivity

Project elements north of the slope embankment are considered to be sensitive for pre-contact archaeological deposits. Archaeological deposits associated with the pre-contact occupation of the Presidio are expected to be buried below historic soils brought in to fill the marshlands. Archaeological testing (Jones and Stokes 2002; GANDA 2013) and geo-archaeological modeling for the Doyle Drive Replacement project (GANDA 2013) suggest that the potential to locate pre-contact deposits is low and that any deposits with physical integrity would likely be deeply buried. Archaeological monitoring would be required during construction to ensure that any pre-contact archaeological deposits that are inadvertently discovered are documented and treated appropriately.

Conclusion

The undertaking has a low likelihood for adversely affecting any known or predicted archaeological properties in the project area. Archaeological resources would be protected by adhering to procedures outlined in the PTPA. Archaeological monitoring of ground disturbing activities during construction would ensure that there are no adverse effects to known or predicted archaeological areas or any deposits that are inadvertently discovered during construction. An Archaeological Monitoring Plan (AMP) will guide this monitoring once design is complete and before construction commences. The AMP specifies the location, frequency and duration of required archaeological monitoring and the steps to ensure appropriate treatment of any resources discovered during construction. Archaeological Treatment Plans for individual sites and the AMP prepared for previously unknown sites would ensure that any discoveries are handled in accordance with all stipulations of the PTPA.

3.3.4 CUMULATIVE EFFECTS ON PRESIDIO NHL

The cumulative effects analysis considers all past, present, and future projects in the NHL which have the potential to combine with the effects of the undertaking to form an adverse cumulative effect on the NHL. This analysis considers undertakings for which compliance has already been completed, as well as those that are anticipated by the Presidio Trust (such as the Mason Street Warehouses) or by another lead agency (such as the treatment of Building 1199 by the NPS).

In terms of past and completed projects in the NHL relevant to the cumulative analysis, the following projects have been taken into consideration:

- Rehabilitation of Crissy Field (completed in 2001), which removed 32 historic buildings to restore earlier historic and natural features and to introduce parking for recreational activities.
- The construction of the Letterman Digital Arts Center (completed in 2005), which replaced non-historic buildings and a large parking lot with compatibly designed new buildings and landscape.
- The replacement of Doyle Drive (which began construction in 2009), which is in the final stages of replacing the historic elevated roadway with a new parkway, which included the removal of historic buildings and streets, and the reconfiguration of the historic Main Post bluff to accommodate the parkway.

All three of these projects have affected the NHL due to removal of contributing resources and the introduction of new elements.

The Trust found the following current and future projects relevant to the cumulative effects analysis because they have a bearing on the effects of the undertaking:

- Current use of Building 50 (Presidio Officers' Club) as a recently transformed cultural center (Trust): The Officers' Club features exhibits about the Presidio's history, a destination restaurant, free public programs including live music and dance, talks, films, and family activities, and event and education spaces.
- Future use of Buildings 1182-1188 (Mason Street warehouses) as a sporting goods store and recreational program center (Sports Basement) (Trust): The store will promote healthy lifestyles and enjoyment of the park by selling athletic gear and apparel, offering free fitness classes, facilitating group workouts, and hosting educational and cultural events.²⁶
- Future use of Building 210 as the Presidio Visitor Center to serve as an interpretive/orientation portal between the historic Presidio and New Presidio Parklands/Crissy Field (Trust): Visitors with a short amount of time will be able to quickly find the tools and resources necessary to identify and go to specific destinations. Others will encounter interpretive storytelling devices (including interpretive retail products) to help inspire and guide their travels.
- Future use of Building 610 (former Commissary) building as a museum or cultural center (Trust): Multiple activities have been contemplated for the site. Responses have included exhibition spaces for permanent and changing exhibitions; indoor and outdoor activities; educational programs and activities; access to Crissy Field, the Bay shoreline and Presidio trails; food service; theater and performance space; large, visible green areas; and sculpture and art.
- Future restoration of Quartermaster Reach (Trust): An approximately 850-foot length of stream, currently running through a subsurface culvert that ultimately discharges to Crissy Field Marsh at the northern-most (lowest) end of the Tennessee Hollow watershed near the Presidio Parkway, will be "daylighted" in order to restore (create) wetland habitat.
- Potential repairs and improvements to Crissy Field ("Crissy Refresh") (NPS): While still speculative and under development, this could include repair and rehabilitation, additional capital upgrades, and potential changes to facilitate program enhancements.

²⁶ With regards to adverse effects identified in association with the Mason Street Warehouse/Sports Basement, those would be localized to the group of warehouses, and, when combined with the effects of the undertaking, would not rise to the level of cumulative adverse effects to the NHL. The balance of these current and future projects, when added to the effects of the undertaking, would have no adverse cumulative effects to the integrity of the NHL because they would promote new uses compatible with the existing uses within the NHL, and would rehabilitate historic buildings and landscapes, all of which would adhere to the guidance provided in existing Trust and NPS planning documents.

- Potential long-term use of Building 1199 (temporary Crissy Field Center) for as-yet-undefined park related and public uses (NPS): Suggested uses include reuse or repurpose for East Beach; lease for income; kayak, bike and other recreational equipment rentals; food service or event rental; and outpost for Crissy Field Center (Building 603).

These past projects, when added to the effects of the undertaking, would have no adverse cumulative effects on the NHLD, because the projects would replace non-historic buildings with new buildings of a similar or smaller scale (future use of Building 610 as a museum or cultural center, long term use of Building 1199), rehabilitate buildings for compatible new uses requiring minimal alteration of the character-defining materials, features, spaces, and spatial relationships of the buildings and their settings (Building 50/Officers' Club cultural center, Mason Street Warehouses sporting goods store, Building 210 Visitor Center, long-term use of the Palace of Fine Arts), and execute landscape improvements that are consistent with pre-existing guidance developed explicitly to avoid adverse effects to historic resources (restoration of Quartermaster Reach, Crissy Refresh). The parklands project (undertaking) would also support minimization and/or partial mitigation of the previously identified adverse effects from a much larger undertaking (replacement of Doyle Drive), adhere to applicable planning and design guidelines, and maintain the integrity of the NHLD.

For these reasons, the undertaking would have no adverse cumulative effects on the NHLD in consideration of all relevant past, present, and future projects.

Cumulative Effects to Archaeological Resources

Ground-disturbing activities associated with the future use of the Commissary, when combined with those of the undertaking, could adversely affect archaeological sites at a cumulative level. These future projects could also adversely affect unknown sites that may be identified through future research or an unanticipated discovery. Similar to the requirements for the undertaking, archaeological review would be required before undertaking or permitting all future ground-disturbing activities, and any ground-disturbing activities that may affect known or predicted archaeological sites would be evaluated and subject to a range of requirements including, but not limited to, avoidance of the sites, monitoring, coring or trenching, and testing and/or data recovery. Finally, all artifacts found would be catalogued, appropriately treated, and properly stored or displayed according to applicable federal standards and the Trust's Archaeological Collections Management Policy. The implementation of these requirements for all past, present, and future projects, including the undertaking, would avoid or mitigate potential adverse cumulative effects to known and unknown archaeological sites in the NHLD.

CHAPTER 4

CONCLUSION

This FOE concludes that the undertaking would have no adverse direct, indirect, or cumulative effects to contributing resources of the NHL, or to the NHL as a whole. All effects are summarized in Table 4.1, *Parklands Project Finding of Effect Matrix* below.

4.1 PARKLANDS PROJECT FINDING OF EFFECT MATRIX

Project Element	Direct Effect	Indirect Effect	Cumulative Effect
Building 211 Demolition and Replacement with a New Observation Post	No direct adverse effect. Removal of a non-contributing building, replacement with a building of equivalent size, aligned with the directional axis of the Main Post; design would adhere to supplemental guidelines, applicable design guidance including the Secretary Standards.	No indirect adverse effect to adjacent historic properties (210 and other nearby Main Post buildings and associated landscape features) by following supplemental guidelines.	No adverse cumulative effect to the NHL by following supplemental design guidelines, avoiding effects to contributing resources, archaeological sites and cultural landscape of the Main Post.
Building 603 Rehabilitation and Expansion to support the Crissy Field Center Program.	No direct adverse effect. Rehabilitation and expansion according to supplemental design guidelines regarding size, setbacks and height, including the Secretary Standards.	No indirect adverse effect to adjacent historic properties by following supplemental guidelines and Mid Crissy Area Design Guidelines.	No adverse cumulative effect to the NHL by following supplemental design guidelines, avoiding effects to contributing resources, archaeological sites and cultural landscape of Crissy Field.

Project Element	Direct Effect	Indirect Effect	Cumulative Effect
Circulation Features & Overlooks	No direct adverse effect. New elements compatibly designed on a new landscape feature, consistent with applicable guidelines.	No indirect adverse effect to adjacent historic properties or landscapes by following supplemental guidelines, CLR and Mid Crissy Area Design Guidelines.	No adverse cumulative effect to the NHLD by following supplemental design guidelines, avoiding effects to contributing resources, archaeological sites and cultural landscape of Crissy Field.
Zocalo multi-functional plaza	No direct adverse effect. New element replaces non-historic parking lot with compatibly designed hardscape/landscape feature and furnishings.	No indirect adverse effect to adjacent historic properties or landscapes by following supplemental guidelines and CLR.	No adverse cumulative effect to the NHLD by following supplemental design guidelines, avoiding effects to contributing resources, archaeological sites and cultural landscape of the Main Post.
Landscape & Hardscape	No direct adverse effect. New elements compatibly designed on a new landscape feature, consistent with applicable guidelines.	No indirect adverse effect to adjacent historic properties or landscapes by following supplemental guidelines, CLR and Mid Crissy Area Design Guidelines.	No adverse cumulative effect to the NHLD by following supplemental design guidelines, avoiding effects to contributing resources, archaeological sites and cultural landscape of Crissy Field.

CHAPTER 5

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CHAPTER 6

LIST OF PREPARERS

6.1 ESA

Brian Ramos, PhD (Principal Investigator): Dr. Ramos is a professional archaeologist and Regional Director for ESA with 25 years of experience in the historic preservation field. Prior to joining ESA, he was a Cultural Resources Project Director and Bay Area Branch Manager with ICF Jones & Stokes. Prior to ICF, he was the Cultural Resources office chief for Caltrans District 4 in the Bay Area where his unit was responsible for all cultural resource studies and Section 106 compliance efforts for the nine county Bay Area. He has worked for various professional archaeological consulting firms and was previously the Maui Island Archaeologist for the State of Hawaii Office of Historic Preservation (SHPO). Dr. Ramos holds a PhD in Anthropology from the University of California, Davis with a focus in California and Great Basin archaeology and meets the Secretary of the Interiors Standards as a Professional Archaeologist.

Brad Brewster (Project Manager): Brad is an architectural historian and preservation planner with 22 years of experience in historic preservation field. He is a Manager within ESA's Cultural Resources Group, and is responsible for the preparation and/or review of all historic-architectural resources studies for the firm. He has completed numerous historic evaluations required under Section 106 of the National Historic Preservation Act, and has documented many historic buildings in accordance with the Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards throughout the San Francisco Bay Area.

6.2 PRESIDIO TRUST

Rob Thomson, MS (Acting Federal Preservation Officer): Mr. Thomson manages the NHPA compliance program for the Presidio Trust. His previous experience has included archaeological fieldwork at historic sites in the Virginia Piedmont, San Francisco Bay area and Tanzania; he has also researched and published work on the development and evaluation of architectural preservation training programs in the Balkans and Southeast Asia. He meets the Secretary of the Interior's Standards for work in architectural history. Mr. Thomson holds a BA in Archaeology from the University of Virginia and an MS in Historic Preservation, with a specialization in Preservation Planning, from Columbia University.

Michelle Taylor, MS (Historic Compliance Coordinator): Ms. Taylor reviews, monitors and evaluates projects within the Presidio Trust to ensure all undertakings are in compliance with Section 106 of the National Historic Preservation Act. She also researches and prepares a wide range of assessment reports on historic, or potentially

historic, buildings, structures, districts, and landscapes. Ms. Taylor has 10 years of experience in the field of Historic Preservation. Prior to joining the Presidio Trust in 2012, Ms. Taylor worked in the private sector at an architecture and real estate development firm in San Francisco. Ms. Taylor holds a B.A. in History from the University of California, Berkeley and an M.S. in Historic Preservation from Columbia University.