



## FACT SHEET | Presidio Building Rehabilitation

From the original adobe in the Officers' Club to the Mission Revival stucco of Fort Winfield Scott, the Presidio's historic structures tell the complex tale of Spanish settlement and centuries of military occupation. Of the 870 buildings in the Presidio, more than half contribute to its designation as a National Historic Landmark District, the nation's highest classification of historic significance. When Congress established the Presidio Trust in 1996, it charged the agency with preserving the Presidio's historic character and natural beauty as it transformed from a military post to a financially self-sustaining, public-serving national park. The Trust has overseen the rehabilitation of hundreds of historic buildings and continues to reimagine them as places for the public to live, work, and play.

### Fast Facts

- The Presidio is one of the largest and most ambitious historic preservation projects underway in the United States.
- Within the Presidio's 1,491 acres, there are more than 6 million square feet of built space, of which nearly 3.3 million square feet have been rehabilitated to date.
- Nearly 2 million square feet of built space is currently occupied by a mix of public-serving and private commercial enterprises in the fields of education, the arts, history & culture, service & leadership, sustainability, recreation & wellness, consulting & finance, retail, food service, and more.
- Of the 870 structures in the Presidio, 470 are on the National Registry of Historic Places — more than two-thirds of which have been fully or partially rehabilitated for public use.
- Nearly 450 historic residential units have been rehabilitated and occupied (including the 154-unit Presidio Landmark, which is operated by Forest City Development).
- LEED standards were adopted for all large rehabilitation projects beginning in 2010, and more than 20 projects have been LEED-certified or are in the process of certification.
- Between 1998 and 2013, \$570 million was invested in Presidio buildings by private sources.

### A Model of Adaptive Reuse

The majority of rehabilitation projects in the park fall into the category of adaptive reuse, which involves updating a historic building for contemporary use without damaging its historic character. Before any of the physical work of a project begins, the Trust conducts extensive research to understand a building's original character and use. Historic photos, floor plans, and maps housed in the Presidio Trust Library and the National Park Archive and Record Center are instrumental in creating a rehabilitation plan.

The Trust adheres to the Secretary of Interior's Standards for the treatment of historic properties, which provide guidance on maintaining, repairing, and replacing historic materials, as well as additions or alterations. The Trust has also adopted the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards for all major building rehabilitation projects. Challenges include increasing energy- and water-efficiency, improving indoor air quality, and incorporating existing materials in a new green design while retaining the historic character.

The Presidio's historic building rehabilitation projects have received numerous awards, including ten from the California Preservation Foundation and two California Governor's Awards, as well as awards from the California Heritage Council and the National Trust for Historic Preservation, among others.



## Partnering with Tenants

The Presidio's post-to-park transformation would not be possible without public-private partnerships, especially given the mandate that the park be financially self-sufficient. Rehabilitation projects are funded under three scenarios: initiated and funded by the Trust (e.g., Presidio Officers' Club); a lessee or a third-party developer bears the entire cost (e.g., Walt Disney Family Museum); or the Trust brings a building up to a certain level and the lessee pays for further rehabilitation. In all cases, projects are overseen by the Trust to ensure historical integrity and adherence to preservation standards. The buildings and improvements within belong to the American public in perpetuity.

## Notable Rehabilitation Projects

- **Presidio Residences** (1998–2010) — Twelve of the Presidio's 21 neighborhoods are historic, some dating back to the 1880s. During rehabilitation, exteriors, materials, floor plans, and window patterns were retained while plumbing, wiring, kitchens, and baths were modernized.
- **Montgomery Street Barracks** — Five of the seven brick barracks that line the Parade Ground (built in 1885 to house an influx of soldiers) have been rehabilitated. This includes the restoration of open floor plans and historic landscaping. Each building is approximately 42,000 square feet.
  - **Building 100** (2011) — **Futures Without Violence** adapted this band barrack for use as their headquarters. A glass infill was added in back, used here as meeting space.
  - **Buildings 101 and 103** (2012) — The **Presidio Trust** and its engineering partner used a state-of-the-art solution for seismic upgrades to strengthen walls while retaining their historic character.
  - **Building 104** (2009) — **The Walt Disney Family Foundation** rehabilitated three buildings to create a public museum; work on 104 Montgomery involved a two-story glass courtyard infill.
  - **Building 105** (In progress) — Currently being adapted for reuse as the second inn on the Main Post, this project is expected to open in early 2017.
- **Building 35** (2005) — **The Bay School of San Francisco** turned this historic 62,000-sq.-ft. wood-framed barracks, originally built in 1912, into a LEED-certified 21st century high school campus.
- **Building 39** (2000) — Built as barracks using funds from the Works Progress Administration (WPA), this impressive 67,000-sq.-ft. Mission-style facility is now the **San Francisco Film Center**.
- **Building 42** (2012) — Built in 1903 to house bachelor officers, the three-story Classic Revival Pershing Hall was adapted for reuse as the **Inn at the Presidio**. It received LEED Gold status for green building practices, including the use of shredded jeans as wall insulation.
- **Building 50** (2014) — A comprehensive 3-year study and rehabilitation peeled back the layers of 200 years of construction to reveal the history of one of San Francisco's oldest buildings, the **Presidio Officers' Club**. The rehabilitation included exposing the original adobe walls dating from the late 1700s.
- **Building 99** (Future) — The long-defunct **Presidio Theater**, built in the 1930s with Works Progress Administration (WPA) funds, will be revived for use by local theater and performing arts groups.
- **Building 1161** (2006) — **SenSpa** incorporated historic wood beams and floors and skylights with modern spa comforts in the inspired reuse of this 13,000-sq.-ft. Army warehouse, built in 1912.
- **Presidio Fire Station** (2000) — Historic features of the 1917 structure were restored when the station was brought up to current standards and enlarged to fit modern fire-fighting equipment.
- **Letterman Digital Arts Center** (2005) — The Trust partnered with filmmaker George Lucas to replace the dilapidated Letterman Army Medical Center with a new 23-acre campus. Care was taken to reuse equipment and materials, including 50% of the concrete from the former buildings.



### *Crissy Field*

- **Historic Hangars and warehouses** — Over a period of decades, the Army constructed airplane hangars and warehouses to support the activities at Crissy Airfield. The Trust has partnered with businesses to rehabilitate the buildings, with a focus on recreational pursuits.
  - **Building 933** (2009) — **La Petit Baleen** converted a 9,945-sq.-ft. warehouse into a swim school for kids, featuring two heated salt-water pools, locker rooms, viewing area and offices.
  - **Building 924** (2008) — Built in 1958 to be the post's motor pool, the 21,749-square-foot "glass palace" received seismic and building and upgrades by the **Planet Granite** rock climbing gym.
  - **Building 926** (2012) — The rehabilitation of this steel-framed airplane hangar by the **House of Air** indoor trampoline park included seismic upgrades, catwalks, and a 45-foot glass door.
  - **Building 640** (2013) — Japanese American linguists trained and housed here in 1941 are now honored by the building's reuse as the **Military Intelligence Service Historic Learning Center**.
- **Building 682** (2010) — The **Calvary Barracks**, built in 1902, retained its ornate pressed metal ceilings, cast-iron columns, and fireplaces with mantels in the LEED Gold rehabilitation.

### *Golden Gate*

- **Building 1201 (2013)** — After a complete rehabilitation with seismic and accessibility upgrades, the **Presidio Institute** inhabits what was the Coast Artillery Headquarters at Fort Scott (1912).
- **Building 1202 (2013)** — This century-old Mission Revival barracks houses Presidio Institute mission-aligned organizations a mix of office, event, and collaborative space. A new wireless lighting system reduced the need for historic fabric removal.

### *Southern Wilds*

- **Public Health Service District Hospital** (2012) — The Trust worked with Forest City Enterprises to turn this six-story 1932 Georgian Revival building into a LEED Gold certified **Presidio Landmark** apartments, removing non-historic wings and restoring windows and the original brick façade.
- **Building 1808** (2010) — The first Trust project to be LEED certified, the 26,000-sq.-ft. Nurses' Dormitory, built in 1932, is now a multi-unit office building with many historic features retained.